



Knowles Avenue, Warboys Huntingdon  
£265,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- 15' Living room
- 15' Kitchen/diner
- 20' Conservatory
- UPVc double glazing
- Driveway and garage

Entrance hall

Living room 3.78m x 4.84m (12'4" x 15'9")

Kitchen/diner 2.84m x 4.84m (9'3" x 15'9")

Conservatory 1.45m x 6.26m (4'8" x 20'5")

First floor landing

Bedroom one 3.81m x 2.94m (12'5" x 9'6")

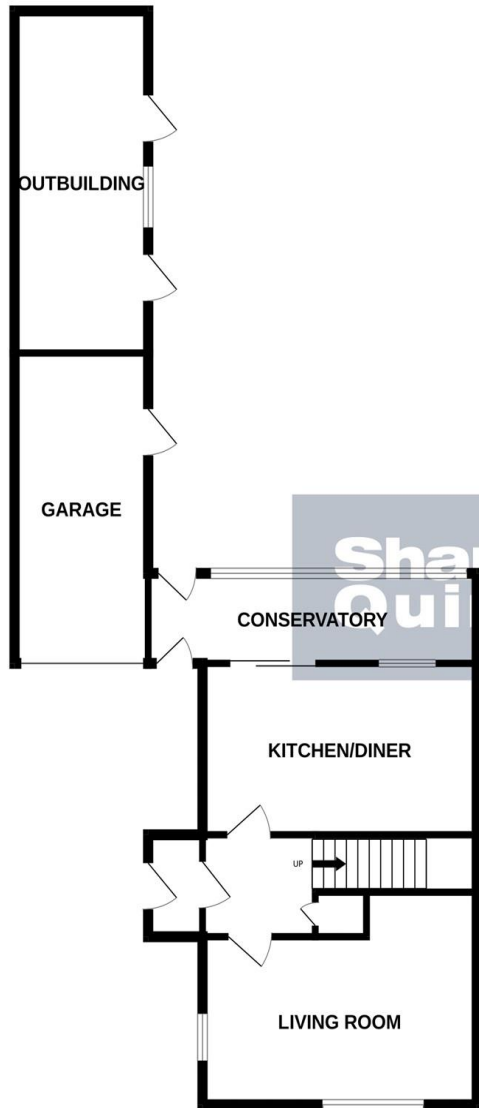
Bedroom two 2.86m x 2.77m (9'4" x 9'1")

Bedroom three 3.11m x 1.8m (10'2" x 5'9")

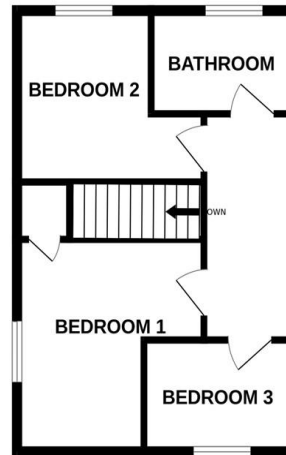
Family bathroom



GROUND FLOOR



1ST FLOOR



Outside Front laid to lawn with shrub borders.  
Driveway to the side, leading to the garage.  
Rear garden laid to lawn with flower borders.

Garage 5.17m x 2.37m (17' x 7'8")

Outbuilding 5.85m x 2.42m (19'2" x 7'9")


Please note all services/appliances have not  
and will not be tested

To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,  
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM204264 - 0007