



Sharman  
Quinney  
www.sharmanquinney.co.uk  
RAMSEY 01457 710345  
for sale

Herne Road, Ramsey Huntingdon  
**Guide Price £260,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Driveway with Parking for MULTIPLE Cars
- Potential to Extend (STPP)
- Air Conditioning in Master Bedroom AND Lounge/Diner

Ground Floor

Entrance Hall  
Leading to;

Lounge/Diner - 12'0" Max x 19'2" Max (3.66m Max  
x 5.84m Max)  
Windows to front and side with Air-conditioning  
(Installed in 2022)





Kitchen - 14'3" x 8'6" Max (4.34m x 2.59m Max)  
Fitted with a matching range of wall and base units, integrated Dishwasher, undercounter Fridge and Freezer with window to rear offering picturesque views over the open fields!

Utility Room - 7'5" x 13'0" (2.26m x 3.96m)  
Plumbing for Washing Machine with ample space for additional white good appliances with side door to the garden.

Master Bedroom - 10'3" x 11'5" (3.12m x 3.48m)  
Window to rear with STUNNING views and the Air-conditioning Unit (Installed in 2022)

Family Bathroom  
Fitted with three-piece suite comprising of a bath with overhead shower, wash hand basin, low-level-WC, storage cupboard and window to rear.

Bedroom 2 - 9'8" x 10'4" (2.94m x 3.15m)  
Window to front.

Garage - 10'5" x 19'3" (3.18m x 5.87m)  
Up and over roller with lighting, electrical sockets and side door.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Outside


The private rear enclosed garden offers scenic views to the rear over open fields. The property also offers a generous side plot with potential to build (STPP). The front of the property offers a generous private driveway with parking for multiple cars.

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

# Selling your property?

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

 01487 710345

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