



Angus Cottage Warboys Road, Pidley Huntingdon
£395,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious 17 FOOT Kitchen/Diner
- Master Bedroom with En-Suite

Ground Floor

Entrance Hall
Leading to;

Kitchen/Diner - 12'2" x 17'6" (3.66m x 5.33m)
Fitted with a matching range of base and eye-level units with a breakfast bar, vaulted ceilings and French Doors leading to the garden.

Cloakroom

Fitted with a two-piece suite and comprising of a wash hand basin, low-level-WC and window to rear.

Lounge - 11'8" x 19'8" Max (3.56m x 5.99m Max)
Featured fireplace with two windows to front.



Reception Room 1 - 7'9" x 14'6" (2.36m x 4.42m)
Multifunctional room with French Doors leading to the garden with stairs leading to the First Floor.

Reception Room 2 - 9'0" x 11'1" (2.74m x 3.38m)
Multifunctional room with side window and door leading to;

Sun Room - 11'0" x 8'4" (3.35m x 2.54m)
French Doors leading to the garden.

First Floor

Master Bedroom - 11'9" Max x 15'3" Max (3.58m Max x 4.65m Max)
Window to front and leading to;

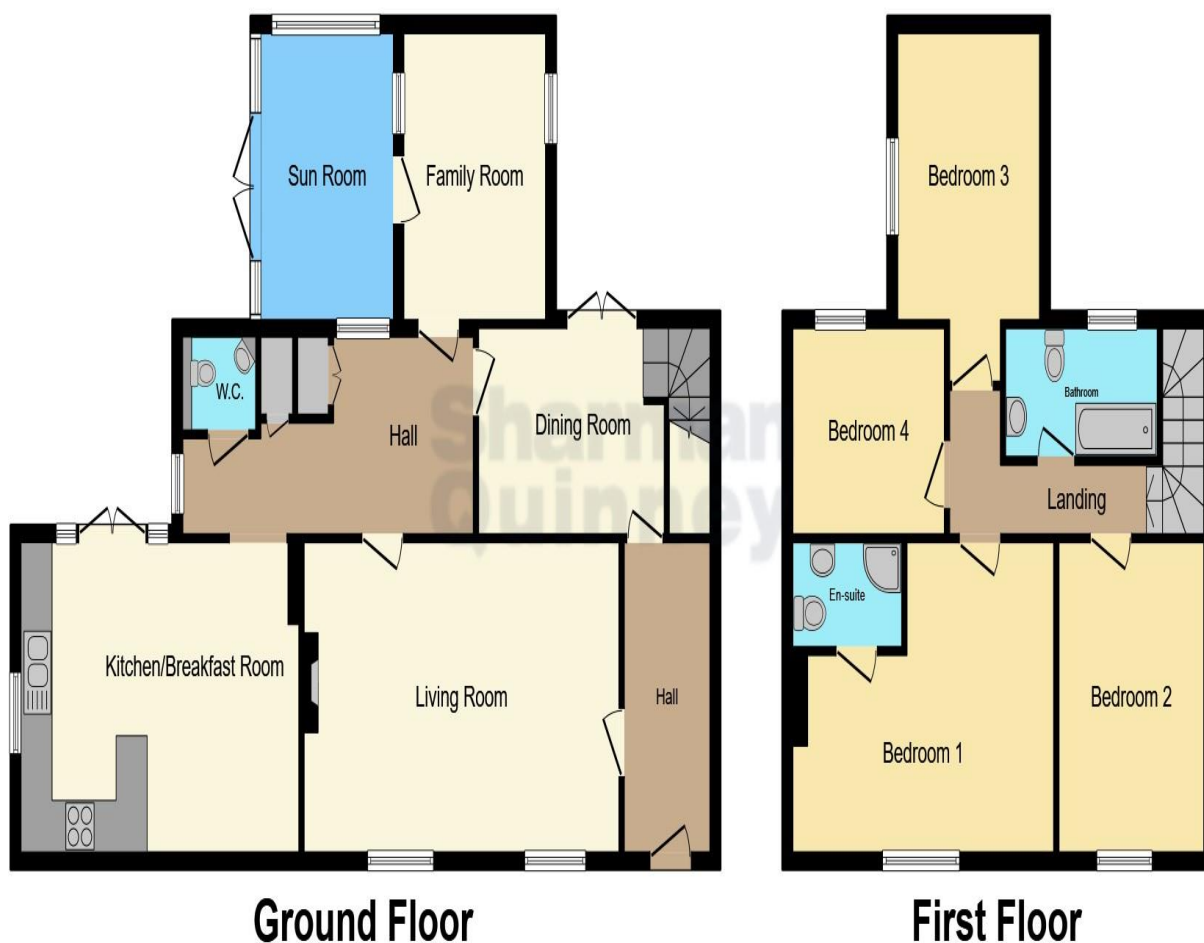
En-Suite
Fitted with a three-piece suite and comprising of a shower cubicle, wash hand basin and low-level-WC.

Bedroom 2 - 9'2" x 11'8" (2.79m x 3.56m)
Window to front.

Bedroom 3 - 9'0" x 11'2" (2.74m x 3.40m)
Window to side.

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





Bedroom 4 - 7'8" x 9'9" (2.34m x 2.97m)
Window to rear.

Outside

The private rear enclosed garden offers a spacious seated patio area with a large laid lawn area to rear. The front of the property also offers a generous gravelled driveway enabling parking for multiple cars.

Storage/ Boiler Room - 11'6" x 7'11" (3.51m x 2.41m)

Housing the boiler and water tank, this multifunctional storage area also offers a double glazed window to side along with 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

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



 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: RAM204478 - 0001

