

High Street, Warboys Huntingdon

Offers in Region of £500,000 Freehold



## **Key Features**



- Three reception rooms and 24' kitchen
- Downstairs WC and five-piece bathroom
- Garage with electric door
- 0.22 Acre plot
- 40' Outbuilding/workshop
- Possible annex (SSTP)
- Popular village location
- Benefitting from no onward chain

## Entrance hall

Living room 3.59m x 7.45m (11'9" x 24'5") maximum including recess

Family room 3.58m x 3.62m (11'9" x 11'10") maximum including recess

Dining room 4.62m x 3.6m (15'1" x 11'9") maximum including recess

Downstairs cloakroom







Kitchen  $3.01m \times 7.32m (9'10" \times 24')$  maximum including recess

Garage 3.92m x 5.3m (12'10" x 17'4")

First floor landing

Bedroom one 4.66m x 3.66m (15'3" x 12') maximum including recess

Bedroom two 3.62m x 3.65m (11'10" x 11'11") maximum including recess

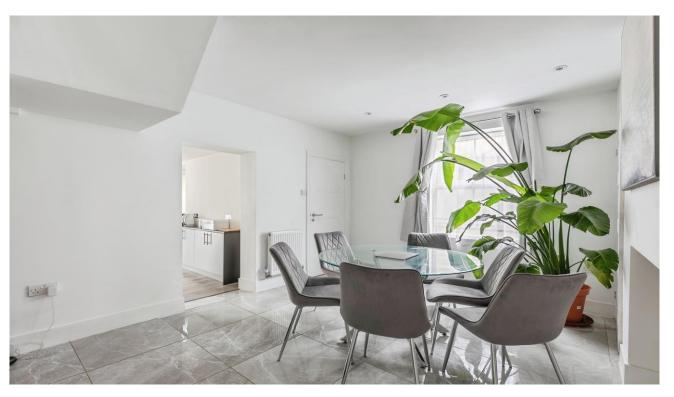
Bedroom three 4.58mx 3.68m (15' x 12') maximum including recess

Bedroom four 2.92m x 3.57m (9'7" x 11'8")

Family bathroom five-piece suite

Outside: Small garden area to the front, gravelled driveway to the side, garage. Large rear garden, laid to lawn with ornamental shrubs and trees with a large gravelled patio area. Additional garden area to the rear.

Outbuilding/workshop 6.36m x 12.08m (20'10" x 39'7")







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







www.sharmanquinney.co.uk







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: RAM204515 - 0001



