



Vinery Court, Ramsey Huntingdon
Offers in Region of £160,000 Freehold

**Sharman
Quinney**

Key Features



- Walking Distance to Ramsey Town Centre
- Beautifully Maintained Communal Gardens
- UPVC Conservatory
- Low Maintenance Garden
- Spacious 15 Foot Lounge with Bay Window to Front
- Desirable Cul-De-Sac

Ground Floor

Entrance Hall

Leading to;

Lounge - 4.76m x 2.65m (15'6" x 8'7") minimum excluding recess and bay window
Bay window to front.

Kitchen 3.1m x 2.86m (10'2" x 9'4")
Fitted with a matching range of base and eye-level units with window to rear and door leading to;



Conservatory 2.27m x 2.78m (7'4" x 9'1")
French Doors leading to the Garden.

Master Bedroom - 3.96m x 2.65m (13' x 8'7")
Window to rear.

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

Bedroom 2 - 3.33m x 1.85m (10'9" x 6'1")
Window to front.

Outside
Nestled away from the road, the front of the
property offers a maintained front grassed area
with the addition of communal parking.

The private rear enclosed garden offers a low
maintenance lifestyle with laid block paving.

Agent's notes: The vendor has informed us that
there is a management charge of approximately
£430 per annum.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Sharman Quinney on:
01487 710345

Selling your property?

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

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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: RAM204508 - 0003

