



The Avenue, Ramsey Huntingdon
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Large Driveway Providing Parking for Multiple Cars
- Generous Rear Enclosed Garden
- Spacious 16 FOOT Dual Aspect Lounge
- Immaculate Condition Throughout
- Newly Fitted Boiler and central heating system

Ground Floor

Entrance Hall
Leading to

Study - 13'1" Max x 7'6" max (3.99m Max x 2.29m Max)

Multifunctional Room with window to front and side door leading to the garden.

Cloakroom

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

Lounge - 16'5" x 9'9" Max (5.00m x 2.97m Max)
Dual aspect windows to front and rear.



Kitchen/Diner - 19'4" x 8'4 Max (5.89m x 2.54m Max)

Newly fitted kitchen fitted with a matching range of base and eye-level units with windows to side and rear with access into the garden.

Compromising of an electric hob, single oven, extractor fan, integral dishwasher and housing and plumbing for a washing machine.

First Floor

Master Bedroom - 16'6" x 10'2" Max (5.02m x 3.10m Max)

Dual aspect windows to front and rear.

Bedroom 2 - 12'5" x 9'5" (3.78m x 2.87m)

Restricted Height

Window to front.

Family Bathroom

Newly fitted three-piece suite, and compromising of a bath with overhead shower, wash hand basin with vanity unit, low-level-WC and window to front.

Bedroom 3 - 13'3" x 6'8" (4.04m x 2.03m)

Restricted Height

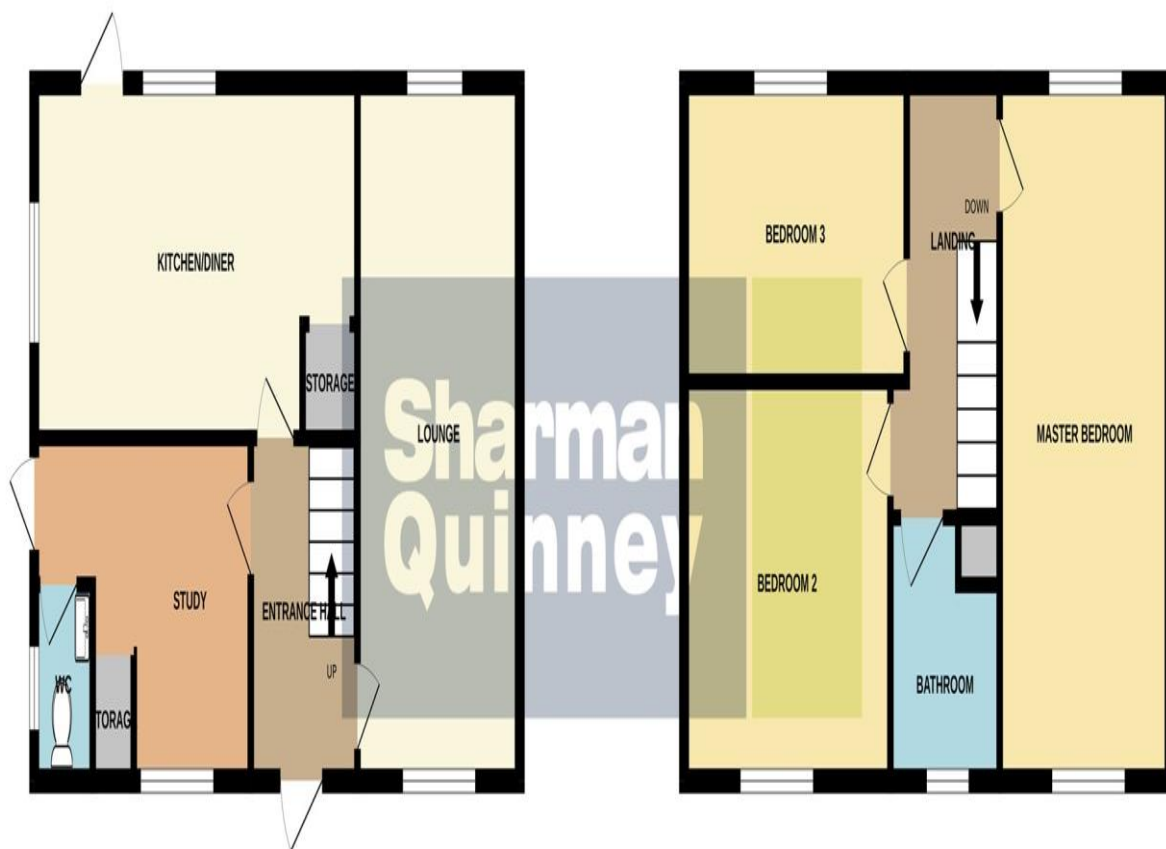
Window to rear.

Outside

The front of the property boasts from a spacious gravelled driveway providing parking for multiple cars.

GROUND FLOOR

1ST FLOOR



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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The rear of the property offers a generous seated patio area with laid lawn to rear. The new addition of the double gates also provides additional and secure parking.

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.

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