



Abbots Close, Ramsey Huntingdon
£400,000 **Freehold**

**Sharman
Quinney**

Key Features



- Newly Fitted Boiler in May 2025
- Recently Decorated 17 Foot Lounge
- Full Fibre Broadband to Premises
- Karndean Flooring Throughout (Some Rooms Have Been Carpeted Over)
- Spacious Double Garage

Entrance Hall
Leading to;

Shower Room

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

Lounge - 13'3" x 17'9" (4.04m x 5.41m)

Recently decorated with beautiful Karndean flooring and windows to front and side.

Kitchen/Diner - 23'4" x 8'7" (7.11m x 2.62m)

Recently reconfigured with a matching range of base and eye-level units, newly fitted boiler, window to rear with French Doors leading to the garden.



Conservatory - 8'9" x 6'2" (2.67m x 1.88m)
Multifunctional room with single door leading to the garden.

Master Bedroom - 11'9" x 11'1" + Wardrobe
(3.58m x 3.38m + Wardrobe)
Built-in wardrobes with window to front.

Bedroom 2 - 11'8" x 8'6" (3.56m x 2.59m)
Window to rear.

Family Bathroom
Fitted with a three-piece suite and comprising of a corner shower cubicle, wash hand basin, low-level-WC with two windows to rear.

Bedroom 3 - 9'9" x 9'1" (2.97m x 2.77m)
Window to front.

Outside

The front of the property offers a spacious driveway providing parking from multiple cars along with a beautifully maintained front garden. The private rear enclosed garden offers a spacious decked seating area with laid lawn to rear with a variety of fruit trees.

Double Garage - 17'0" x 16'0" (5.18m x 4.88m)
Accessible through the internal door via the hallway offering an automatic sectional insulated Hormann door to the front, French doors to the rear with lighting and power.





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

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