



Vulcan Close, Ramsey Huntingdon
OIEO £325,000 - £350,000 Freehold

**Sharman
Quinney**

Key Features



- Recently Decorated Lounge with Full-Height Bay Window
- Separate Garden Office with Heating, Lighting and Fully Insulated
- Spacious 19 FOOT Kitchen/Diner
- Walking Distance to the Sought After Bury CofE Primary School
- Integral Garage with Potential to Convert (STPP)

Ground Floor

Entrance Hall
Leading to

Lounge - 12'7" x 16'8" Max (3.84m x 5.08m Max)
Recently decorated with full height bay window to front.

Cloakroom

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

Kitchen/Diner - 19'9" x 9'2" (6.02m x 2.79m)
Fitted with a matching range of base and eye-level units with window to rear and French Doors leading to the garden.



First Floor

Master Bedroom - 16'0" x 10'2" (4.88m x 3.10m)
French Doors inviting you to the private and secluded balcony which is overlooking the play area.

En-Suite

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

Bedroom 2 - 12'8" Max x 12'7" Max (3.86m Max x 3.84m Max)

Window to rear with picturesque views over open fields!

Family Bathroom

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

Bedroom 3 - 12'7" Max x 13'6" Max (3.84m Max x 4.11m Max)

Bay window to front.

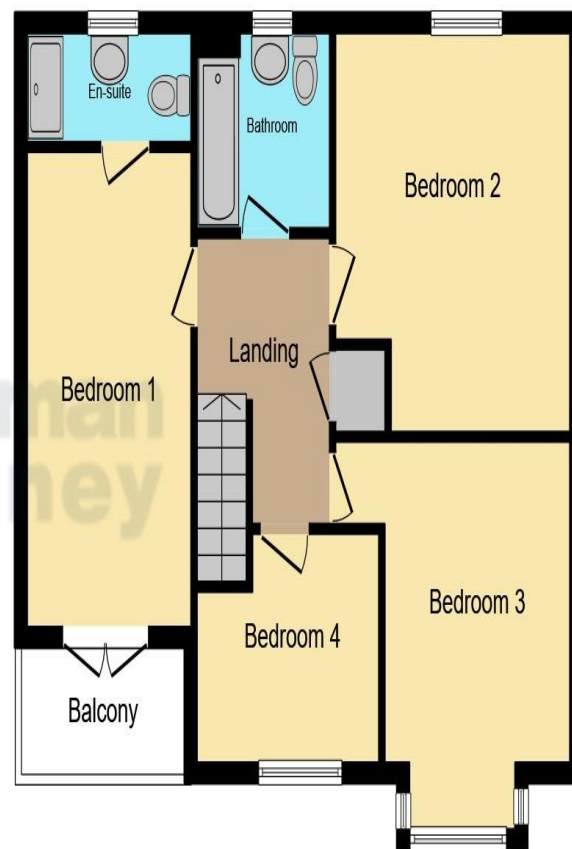
Bedroom 4 - 9'8" Max x 7'6" Max (2.95m Max x 2.29m Max)

Window to front.





Ground Floor



First Floor

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

Outside

The south facing, private rear enclosed garden offers a generous seated patio area with laid lawn to rear. The front of the property offers off-road parking for multiple cars.

Garage - 10'4" x 19'8" (3.15m x 5.99m)

The integral Garage offers vast potential to convert (STPP) to extend and open the downstairs living accommodation. Currently offering an up and over roller to front, lighting, electrical sockets with rear door providing access from the garden.

Garden Office - 7'2" x 7'2" (2.2m x 2.2m)

Fully insulated with electric heater and lighting this multifunctional room currently provides a peaceful area to work from home with high-speed internet access, a window to side and French Doors to front.

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: RAM204561 - 0002

