



School Hall Church Road, Grafham Huntingdon
offers over £425,000 **Freehold**

**Sharman
Quinney**

Key Features



- NO CHAIN
- Open Plan Living
- Character Features
- Driveway
- Close to Grafham Water Reservoir

Outside the front of the property, there is a gravelled driveway which offers parking for at least two vehicles. There is a gate along the right hand side of the house for access into the garden. Downstairs, there is an open plan design with a spacious living that leads into the kitchen. The kitchen includes plenty of storage, a range and a breakfast bar. There is also a downstairs WC which can be found in the hallway.

Upstairs, there are three bedrooms and a family bathroom. Bedroom 1 and 2 are both double sized rooms whilst bedroom 3 is a single size room. The family bathroom is complete with a three piece suite including a fitted shower/bath.

Outside the back of the property, there is a private enclosed garden with a large lawn area.

We strongly advise to register your interest early to avoid disappointment!





Ground Floor



First Floor

Measurements

Living Room/Kitchen - 5.2m x 9.2m (17' 1" x 30' 2")

WC

Bedroom 1 - 5.2m x 3.5m (17' 1" x 11' 5")

Bedroom 2 - 5.2m x 2.2m (17' 1" x 7' 2")

Bedroom 3 - 2m x 2.8m (6' 6" x 9' 2")

Family Bathroom

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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01480 271214

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 01480 271214

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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: GDM100258 - 0002