



Sussex Road, Wyton Huntingdon  
£260,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Two double bedrooms
- Spacious downstairs
- Large enclosed garden
- Off road parking
- Conservatory

Outside the front of the property, there is off road parking for at least two vehicles and a small lawn area with access into the side of the house.

Upon entrance, there is a hallway with a large storage cupboard. Next to this, there is a good sized living room with sliding doors into the rear garden. There is an archway into the kitchen/dining room which includes plenty of storage, integral appliances and entrance into the side of the house. At the side of the house, there is an additional reception room with an external door into the front and a conservatory attached to the rear.

Upstairs, there are two bedrooms and a family bathroom. Both bedrooms overlook the rear garden and provide space for a double sized bed. The family bathroom is complete with a three piece suite including a fitted shower/bath.





Outside in the rear garden, there is a large enclosed garden with a combination of patio and lawn.

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

#### Measurements

Living Room - 3.6m x 4.1m (11' 8" x 13' 5")

Kitchen/Dining Room - 3m x 6.3m (9' 8" x 20' 7")

Office - 2m x 3.5m (6' 6" x 11' 5")

Conservatory - 3.4m x 4.6m (11' 2" x 15' 1")

Bedroom 1 - 3.3m x 4.4m (10' 1" x 14' 4")

Bedroom 2 - 3m x 4.4m (9' 8" x 14' 4")

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](http://www.focalagent.com)

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 Unit 3 King James Retail Centre Ermine Street,  
Godmanchester, HUNTINGDON, Cambridgeshire,  
PE29 2PA  
 godmanchester@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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