



Allen Road, Ramsey Huntingdon  
Guide Price **£290,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Off-Road Parking for Multiple Cars
- Generous Rear Garden

## Ground Floor

Entrance Hall  
Leading to;

## Lounge

Dual aspect windows to front and rear with French Doors leading to the Garden.

## Dining Room

Multifunctional room with window to rear.

## Kitchen/ Breakfast Area

The **STAND OUT FEATURE** and fitted with a matching range of base and eye-level units, separate Island with breakfast bar, window to rear and door to front.



## First Floor

### Master Bedroom

Dual aspect windows to front and rear and leading to;

### En-Suite

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

### Bedroom 2

Window to rear with picturesque field views!

### Bedroom 3

Window to front.

### Family Bathroom

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

### Bedroom 4

Built-in storage with window to front.

## Outside

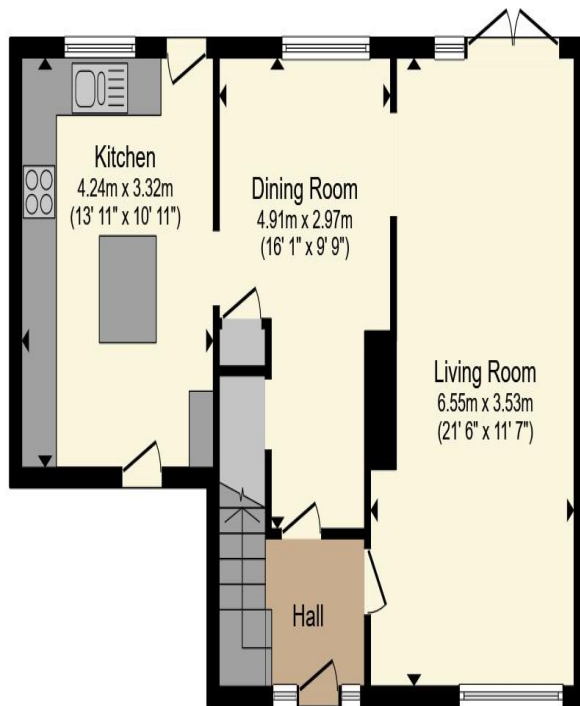
The front of the property offers a spacious driveway providing parking for multiple cars.

The private rear garden offers a generous seated patio area with laid lawn to rear.

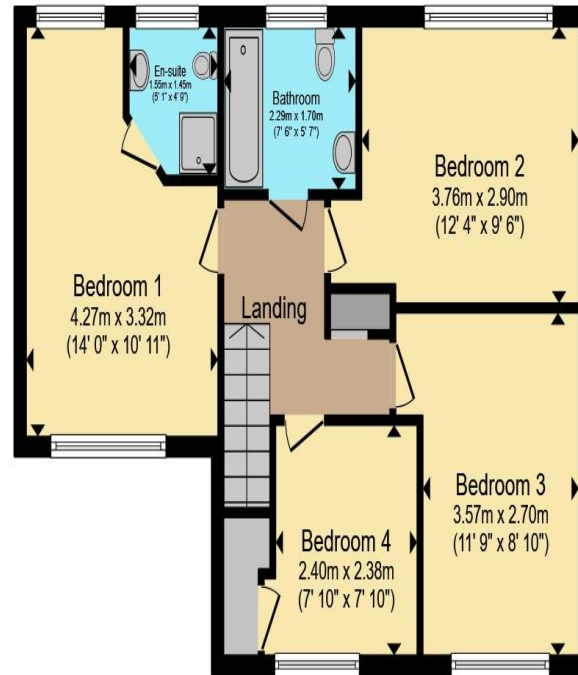
## Auctioneer's Comments

This property is offered through Modern Method





**Ground Floor**



**First Floor**

Total floor area 109.8 m<sup>2</sup> (1,181 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will

To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01487 710345

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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: RAM204473 - 0004

