



Fyson Way, Warboys HUNTINGDON
Offers in the Region of **£350,000** **Freehold**

**Sharman
Quinney**

Key Features



- Spacious 19 Foot Dual Aspect Lounge
- Single Garage and Driveway
- Downstairs Cloakroom
- Family Bathroom with Four-Piece Suite
- Stunning 19 Foot Kitchen/Diner
- Overlooking Warboys Sports Ground

Ground Floor

Entrance Hall
Leading to;

Cloakroom

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

Lounge - 19'5" x 10'1" (5.92m x 3.08m)
Dual aspect windows to front and rear with French
Doors leading to the Garden.

Kitchen/ Diner - 19'6" Max x 16'2" Max (5.95m
Max x 4.94m Max)



Fitted with a matching range of base and eye-level units with windows to front and rear with French Doors leading to the Garden.

First Floor

Master Bedroom - 13'11" Max x 10'4" (4.23m Max x 3.15m)

Built-in wardrobe with window to front and leading to;

En-Suite

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

Bedroom 2 - 11'9" Max x 10'7" Max (3.58m Max x 3.22m Max)

Built-in wardrobe with window to front.

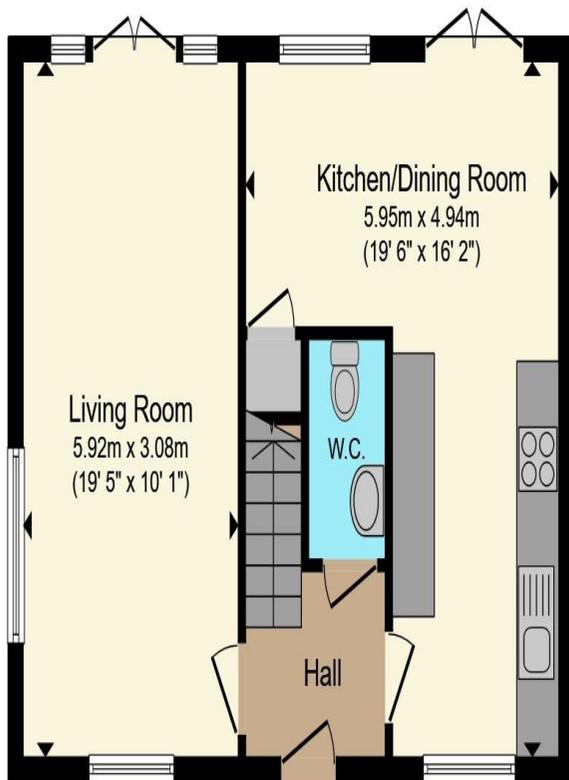
Family Bathroom

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

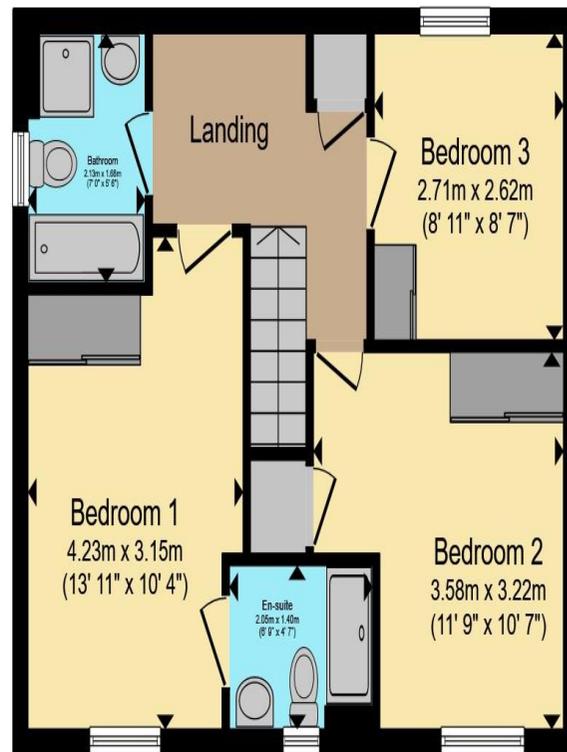
Bedroom 3 - 8'11" x 8'7" (2.71m x 2.62m)

Window to rear.





Ground Floor



First Floor

Total floor area 91.0 m² (979 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

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Outside

The front of the property offers a Single Garage with driveway providing parking for multiple cars. The rear garden offers a generous seated patio area with laid lawn to rear.

Agent Notes

The sellers have informed us that the annual estates service charge is £320.

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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 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.

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