



Orchard Terrace, Huntingdon
£240,000 **Freehold**

**Sharman
Quinney**

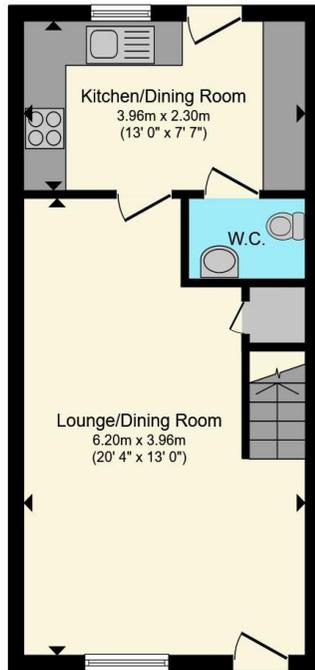
Key Features



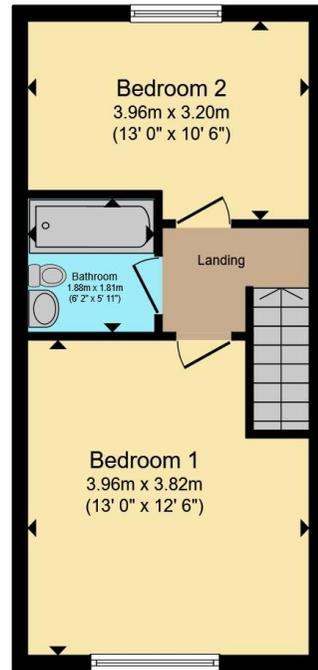
- Parking
- Walking Distance to Town Centre
- Ideal for First Time Buyers
- Good Investment Potential
- Low Maintenance Garden

This spacious two bedroom home is ideally situated in a highly sought after Huntingdon location, offering excellent access to local amenities, transport links and green spaces. The property features a bright and generous living area, a modern kitchen, and two well proportioned bedrooms, making it perfect for first time buyers, downsizers or investors. Outside, the home benefits from a private rear garden ideal for relaxing or entertaining, along with convenient nearby parking. With its desirable position and well presented accommodation throughout, this home is a must see.





Ground Floor



First Floor

Total floor area 68.8 m² (740 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



Accommodation Includes

Living diner - 6.20m x 3.96m (20'4" x 13').

Kitchen - 3.96m x 2.30m (13' x 7'6").

WC -

Bed 1 - 3.96m x 3.82m (13' x 12'6").

Bed 2 - 3.96m x 3.20m (13' x 10'6").

Bathroom - 1.88m x 1.81m (6'2" x 5'11").

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

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

 01480 271214

 Unit 3 King James Retail Centre Ermine Street,
Godmanchester, HUNTINGDON, Cambridgeshire,
PE29 2PA
 godmanchester@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: GDM100710 - 0001