



Primrose Close, Ramsey Huntingdon  
**£210,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Village Location
- Garden Room Built In 2019

## Ground Floor

Entrance Hall  
Leading to

Kitchen/ Breakfast Room - 14'0" x 9'6" (4.27m x 2.90m)

Recently renovated and fitted with a matching range of base and eye-level units with oak worktops and window to front.

## Cloakroom

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



Lounge - 16'7" Max x 15'9" Max (5.05m Max x 4.80m Max)

Featured electric fireplace, understairs storage cupboard, window to rear and French Doors leading to the Garden.

#### First Floor

Master Bedroom - 13'3" Max x 9'6" (4.04m Max x 2.90m)

Fitted wardrobes with window to front and leading to;

#### En-Suite

Recently renovated and fitted with a three-piece suite and comprising of a shower cubicle, wash hand basin and low-level-WC.

Bedroom 2 - 10'8" x 9'5" (3.25m x 2.87m)

Window to rear.

#### Family Bathroom

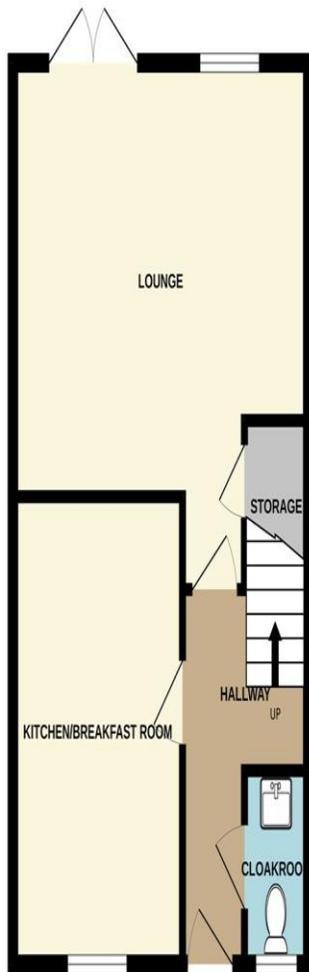
Fitted with a three-piece suite and comprising of a bath with overhead shower, wash hand basin, low-level-WC and window to rear.

Bedroom 3 - 9'0" x 6'8" (2.74m x 2.03m)

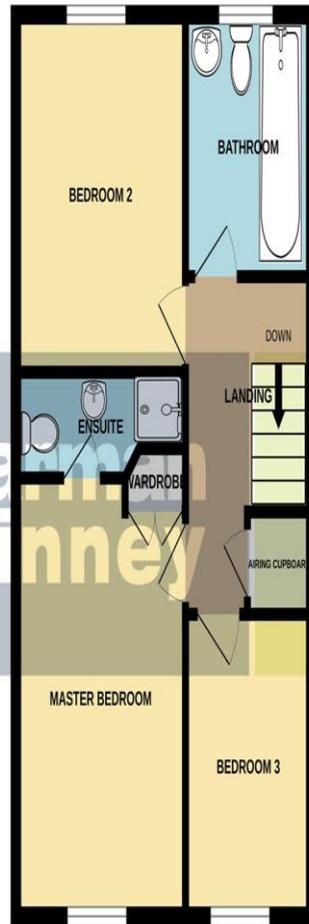
Window to front.



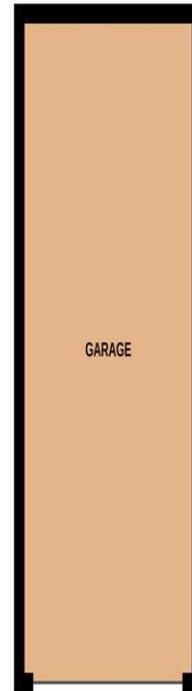
GROUND FLOOR



1ST FLOOR



GARAGE



## Outside

The rear enclosed garden offers a generous decked seating area with laid lawn to the rear and gravelled walkway to side leading through to the Single Garage and Off-Road Parking.

## Garden Room

Built in 2019, the Garden Room offers a multifunctional space with electric, and French Doors to front. The side of the Garden Room offers a purposed build storage area perfect for all garden tools.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**01487 710345**

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

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