



Field Road, Ramsey Huntingdon
Offers in Excess of £315,000 Freehold

**Sharman
Quinney**

Key Features



- Impeccable 22 Foot Kitchen/ Diner with Separate Island
- Workshop with Power and Lighting
- Spacious 14 Foot Lounge with Bay Window
- Generous Rear Garden
- Off-Road Parking to Rear
- Potential To Build a Garage To Rear (STPP)

Ground Floor

Entrance Hall
Leading to;

Lounge - 14'8" + Bay x 10'7" (4.46m + Bay x 3.23m)
Newly fitted Log Burner with Bay Window to front.



Kitchen/Diner - 22'11" x 15'7" Max (6.98m x 4.74m Max)

The STANDOUT FEATURE and fitted with a matching range of base and eye-level units. Integrated wine cooler, Fridge-Freezer, Dishwasher and Washing Machine. The separate Island also offers an Induction Hob with overhead Extractor Fan. Additional Panty, window to rear and French Doors leading to the Garden.

Cloakroom

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

First Floor

Master Bedroom - 11'1" + Bay x 9'3" + Wardrobe (3.39m + Bay x 2.83m + Wardrobe)

Full width fitted wardrobes with bay window to front.

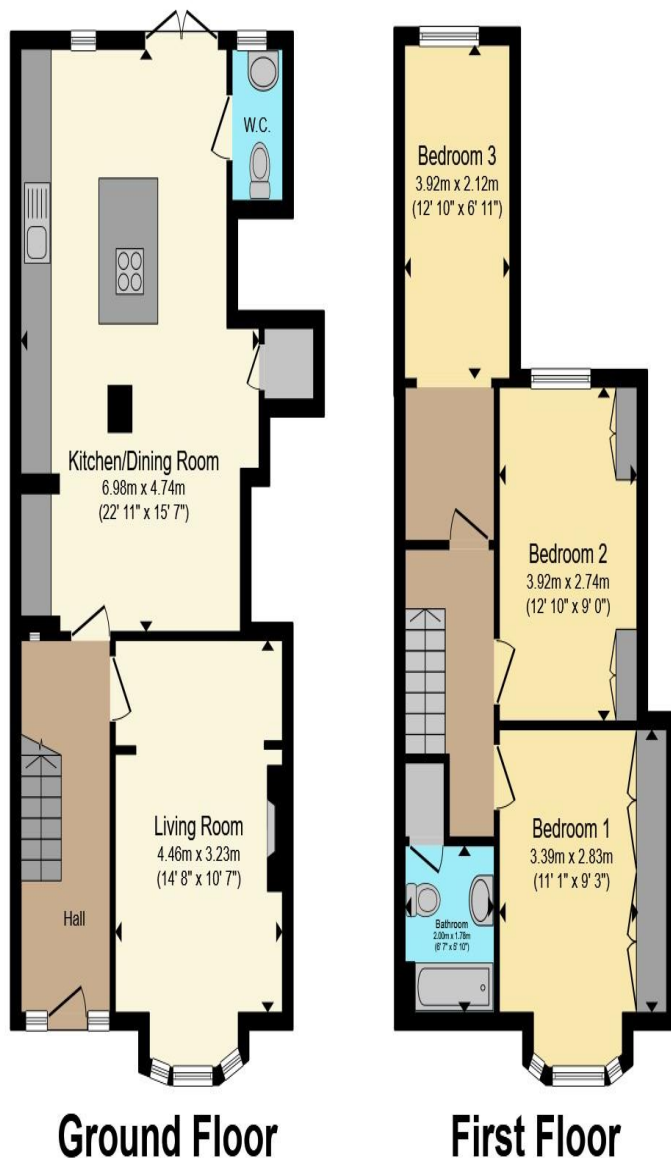
Bedroom 2 - 12'10" x 9'0" Max (3.92m x 2.74m Max)

Fitted wardrobes with 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 front.





Total floor area 104.2 m² (1,121 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

**Sharman
Quinney**

Bedroom 3 - 12'10" x 6'11" (3.92m x 2.12m)
Previously extended with window to rear.

Outside

The front of the property offers a dropped kerb and provides parking for one smaller car. The rear enclosed garden offers a generous seated patio area with laid lawn to rear and side gate providing access to the off-road parking to rear.


Workshop - 21'7" x 11'6" (6.58m x 3.51m)
Armoured cable from the house provides power for lighting and sockets. This spacious and multifunctional work area also offers a side door providing direct access to the off-road parking to rear.

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

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

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG

 ramsey@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: RAM204680 - 0003

