



Bocking Close, HUNTINGDON
£113,400 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 18 Feb 2020

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£44.11 Service Charge pcm

Review due: Ask Agent

- Shared Ownership Opportunity 35% share
- Modern three-bedroom semi-detached home
- Located in the highly sought-after Hinchbrook area
- Spacious separate living room
- Stylish kitchen/diner with integrated appliances

This attractive home is ideal for first time buyers, growing families and professionals alike. The ground floor accommodation comprises a welcoming entrance hall, a spacious separate living room and a stylish kitchen/diner fitted with a range of units and integrated appliances including an oven, hob and extractor hood. A convenient



cloakroom completes the ground floor, whilst doors from the kitchen provide access to the rear garden.

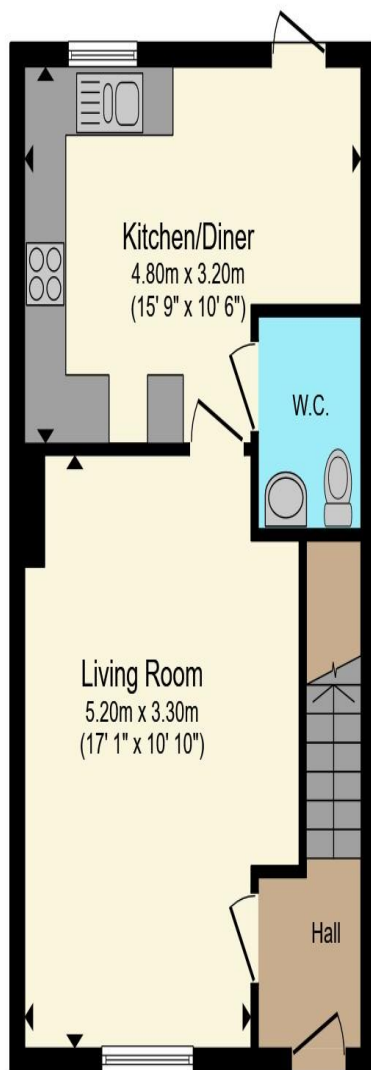
To the first floor are two generous double bedrooms, a further single bedroom which would make an ideal nursery, home office or dressing room, and a contemporary walk-in shower room. The property also benefits from a large loft space, offering excellent storage potential.

Externally, the property enjoys a low maintenance rear garden with patio seating area and garden shed, perfect for outdoor entertaining. Further benefits include allocated parking for two vehicles and an electric vehicle charging point.

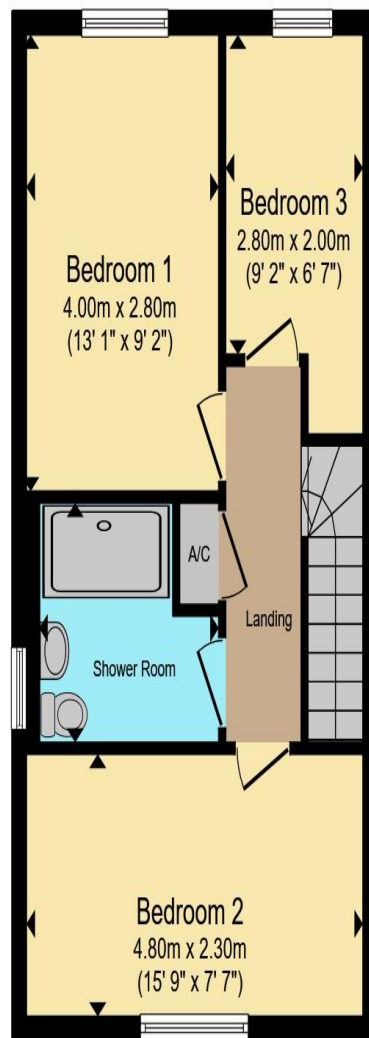
Ideally located, the property is within easy reach of Hinchingsbrook Hospital, highly regarded local schools, everyday amenities and the beautiful Hinchingsbrook Country Park. Huntingdon railway station provides direct access to London in under an hour, while the nearby A14 and A1 offer excellent road links for commuters.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 84.3 m² (907 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**

To view this property call Sharman Quinney on:
01954 710620

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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: :GDM100825 - 0002

