



Chesham Road, Sawtry Huntingdon  
Guide Price **£210,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Detached Bungalow
- Conservatory + Kitchen

Fantastic Investment Opportunity located in the popular Village of Sawtry with easy access to the A1. Internally there is some damage caused by a burst water pipe, accommodation comprises of Entrance Hall, Lounge with folding doors to the Dining Room, Kitchen which is fitted with a range of base and level units, cupboards and drawers, worktop space, one and a quarter single drainer sink unit, door to the side, Family Room with double glazed sliding doors to the Conservatory with Pvcu double glazed windows, French doors opening out to the rear garden, Two Double Bedrooms, Bedroom 1 benefits from having a range of fitted wardrobes, cupboards, overhead storage cupboards and bedside cabinets, Three Piece Shower Room comprises of a walk-in shower cubicle, with a hand held shower attachment, low level wc, pedestal wash hand basin, tiled walls and

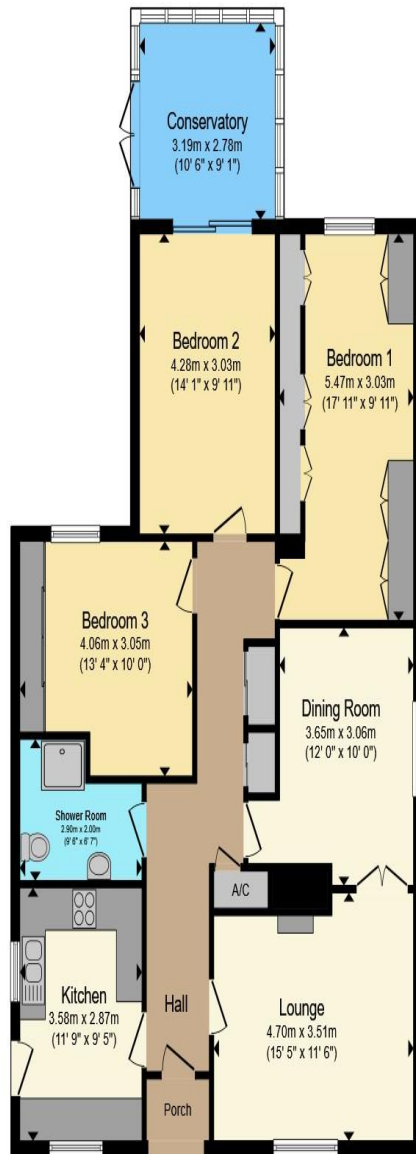


floor, Outside frontage is laid mainly to lawn with various shrubs, driveway providing Off Road Parking, wrought iron gates giving access to the Carport and leads to the Single Garage and to the Established Rear Garden which is laid mainly to lawn with various plants and shrubs, paved patio seating area.

Storm Porch:  
Entrance Hall:  
Lounge:  
Dining Room:  
Kitchen:  
Family Room:  
Conservatory:  
Kitchen:  
Shower Room:  
Single Garage:

All measurements are listed on the floor plan.





Total floor area 116.0 m<sup>2</sup> (1,249 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](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01733 245400**

# Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://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: YAX200910 - 0001

