



The Avenue, Ramsey Huntingdon
£254,000 Freehold

**Sharman
Quinney**

Key Features



- Large Driveway Providing Parking for Multiple Cars
- Generous Rear Enclosed Garden
- Spacious 16 foot Dual Aspect Lounge
- Immaculate Condition Throughout
- Newly Fitted Boiler with 5 Year Guarantee

Ground Floor

Entrance Hall
Leading to

Study - 13'1" Max x 7'6" max (3.99m Max x 2.29m Max)

Multifunctional Room with window to front and side door leading to the garden. The addition of the multi-use cupboard could be used to house a stackable Washing Machine and Tumble Dryer.

Cloakroom

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

Lounge - 16'5" x 9'9" Max (5.00m x 2.97m Max)



Dual aspect windows to front and rear.

Kitchen/Diner - 19'4" x 8'4" Max (5.89m x 2.54m Max)

Newly fitted kitchen fitted with a matching range of base and eye-level units with windows to side and rear with access into the garden.

Compromising of an electric hob, single oven, extractor fan, integral dishwasher and housing and plumbing for a washing machine.

First Floor

Master Bedroom - 16'6" x 10'2" Max (5.02m x 3.10m Max)

Dual aspect windows to front and rear.

Bedroom 2 - 12'5" x 9'5" (3.78m x 2.87m)

Restricted Height
Window to front.

Family Bathroom

Newly fitted three-piece suite, and compromising of a bath with overhead shower, wash hand basin with vanity unit, low-level-WC and window to front.

Bedroom 3 - 13'3" x 6'8" (4.04m x 2.03m)

Restricted Height
Window to rear.

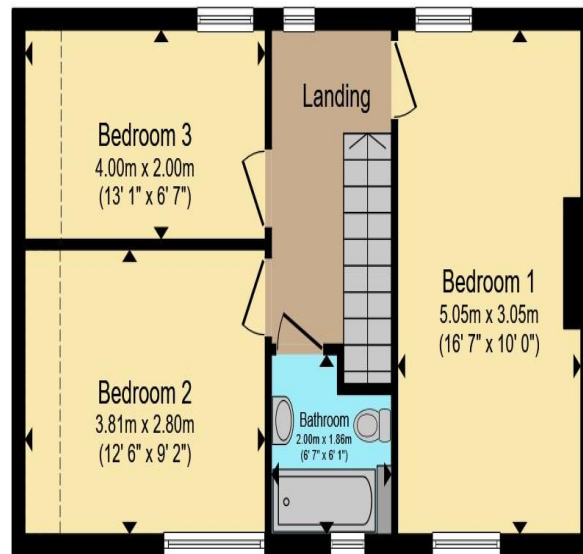
Outside

The front of the property boasts from a spacious gravelled driveway providing parking for multiple





Ground Floor



First Floor

Total floor area 93.4 m² (1,006 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
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cars.

The rear of the property offers a generous seated patio area with laid lawn to rear. The new addition of the double gates also provides additional and secure parking.

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

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

 01487 710345

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