



The Grange High Street, Somersham Huntingdon  
Offers in Excess of £140,000 **Leasehold**

**Sharman  
Quinney**

# Key Features



200 Years remaining as of 01 Oct 1990

£Ask Agent Ground Rent

Review due: Ask Agent

£660.00 Service Charge p/a

Review due: Ask Agent

- Grade II Listed Coach House
- Well Presented Throughout
- Walking Distance to Local Amenities
- Private Enclosed Garden
- Sought After Village Location
- Suitable for FTB/Investors
- No Onwards Chain

A beautifully presented Grade II Listed Coach House, set within a private development in a highly sought-after village location. This distinctive home is conveniently within walking distance of local amenities and offers well-proportioned accommodation including a generous lounge/dining room, a galley-style kitchen, a



double bedroom, and a contemporary shower room. Externally, the property benefits from a carport, tandem off road parking for two vehicles, and a private, enclosed garden. Internal viewing is strongly recommended to fully appreciate its location, character, and individuality.

#### Ground Floor

Enter via a secure door, stairs to first floor, storage shelf.

#### First Floor

##### Hallway

##### Lounge/Diner

4.32m (14'2") x 3.83m (12'7")

##### Kitchen

2.83m (9'3") x 1.55m (5'1")

##### Bedroom

2.98m (9'9") x 2.83m (9'3")

##### Shower Room

2.83m (9'3") x 2.02m (6'8")



To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

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

 01480 271214

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PE29 2PA  
 [godmanchester@sharmanquinney.co.uk](mailto:godmanchester@sharmanquinney.co.uk)

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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: :GDM100845 - 0002