



Sharman
Quinney
www.sharmanquinney.co.uk
RAMSEY 01487 21040
for sale

Westfield Road, Ramsey Huntingdon
£260,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Three Double Bedrooms
- Spacious 17 Foot Master Bedroom with DUAL ASPECT Windows
- Well Maintained Throughout
- Downstairs Cloakroom

Ground Floor

Entrance hall
Leading to;

Lounge - 16'0" x 10'9" Max (4.88m x 3.28m Max)
Window to rear with two built-in storage areas.

Kitchen - 14'3" x 7'0" (4.34m x 2.13m)
Fitted with a matching range of base and eye-level units with window to rear.

Dining Room - 17'3" x 10'0" Max (5.26m x 3.05m Max)
Window to front and side.



Conservatory - 17'2" Max x 6'3" Max (5.23m Max x 1.91m Max)

French doors leading to the garden with internal door leading to;

Cloakroom

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

First Floor

Master Bedroom - 17'4" x 8'5" (5.28m x 2.57m)

Dual aspect windows to front and rear with additional built-in storage.

Bedroom 2 - 14'6" Max x 8'5" + Eaves Storage (4.42m Max x 2.57m + Eaves Storage)

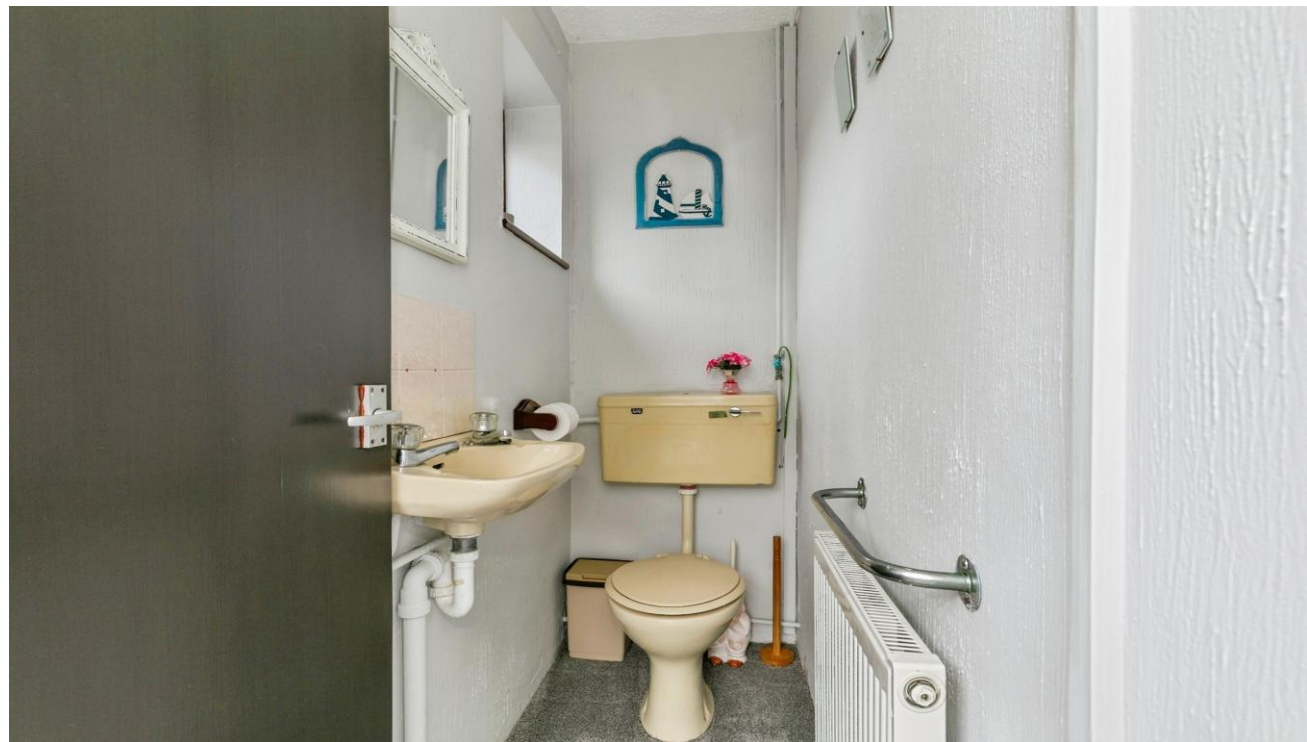
Window to rear with full width eaves storage.

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 rear.

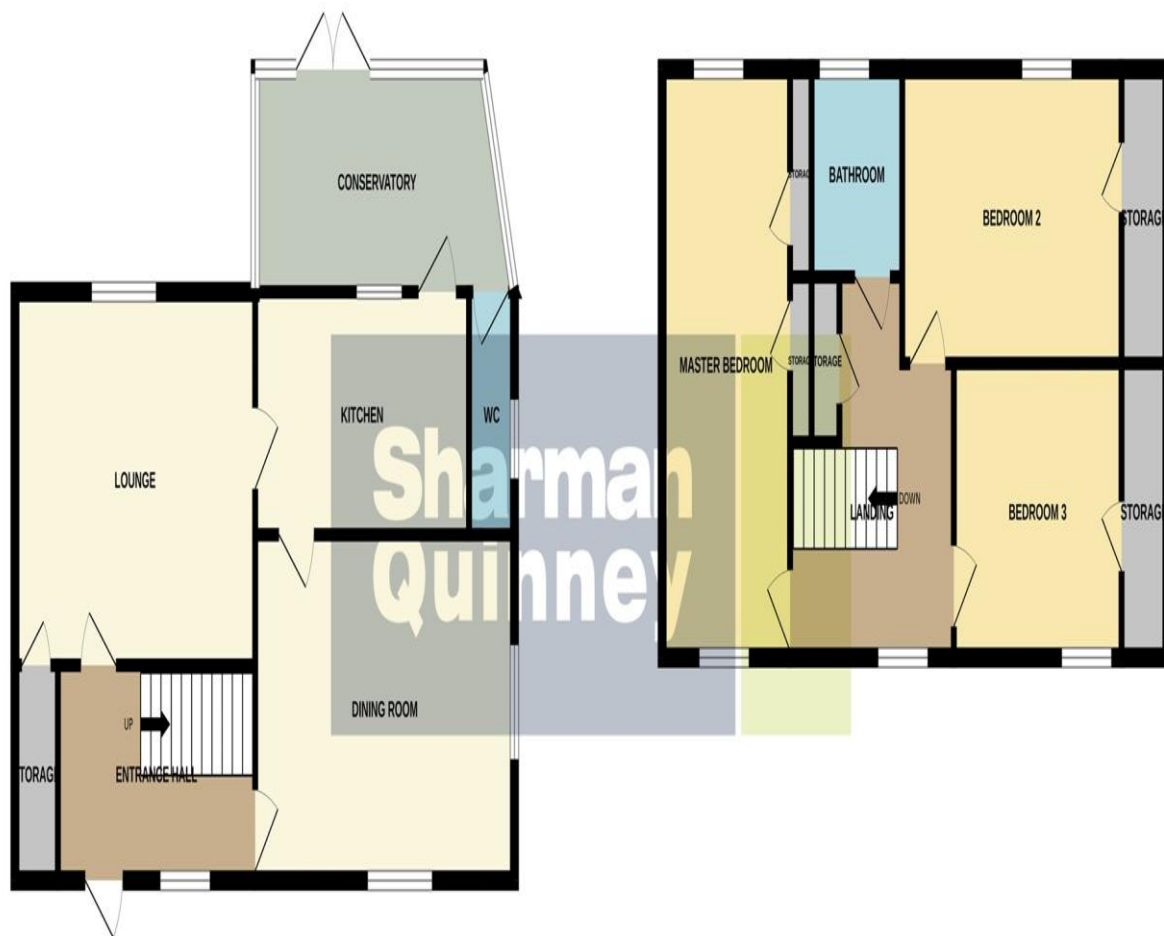
Bedroom 3 - 8'5" x 11'2" + Eaves Storage (2.57m x 3.40 + Eaves Storage)

Window to front with full width eaves storage.



GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside

Boasting a generous corner plot, the front of the property offers a spacious driveway providing parking for multiple cars along with laid lawn to the front.

The rear garden offers a large seating area with laid lawn and pathway leading to the rear.

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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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.

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