

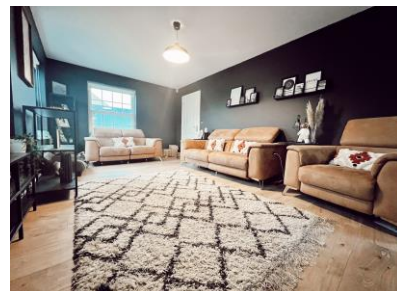


Carnaile Road, Alconbury Weald Huntingdon

Price: Freehold £425,000 offers in excess of

- Beautifully presented throughout
- Sought after location
- Approx 4.5 miles to Huntingdon train station
- Potential for home working
- Single garage and parking
- High specification
-
-

EPC Rating: B



'Viewing by appointment only'

Measurements:

Entrance hall

Lounge 3.6m x 5.6m (11'8" x 18'3) max

Kitchen/diner 3.6m x 5.6m (11'8" x 18'3") max

Utility room

Cloakroom

Bedroom one 3.3m x 3.4m (10'11" x 11'2") max

En-suite to master

Bedroom two 3.6m x 3.2m (11'11" x 10'7") max

Bedroom three 2.5m x 2.9m (8'4" x 9'8") max

Bedroom four 2.3m x 2.8m (7'5" x 9'3") max

Family Bathroom

About Alconbury Weald:

Set between Alconbury and The Stukeleys, Alconbury Weald offers you a wide range of amenities including the post office, doctor's surgery, country pub and church. The nearby shop will provide day-to-day convenience and there are a number of large supermarkets nearby as well as benefitting from a Bistro café and gym. There is a primary school and nurse's within the local area while older children are served by the nearby Sawtry Village Academy.

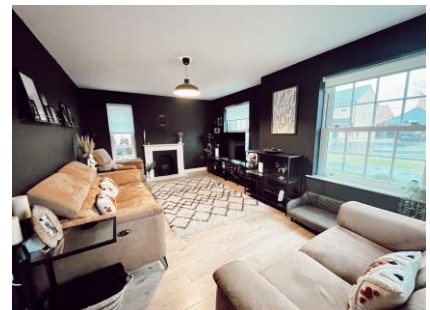
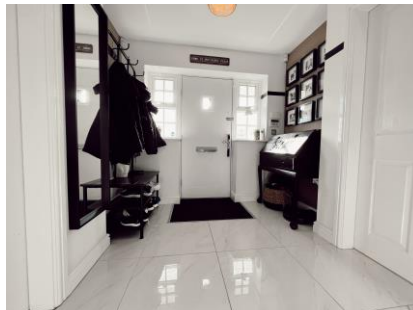
About 15 minutes' drive away is the historic market town of Huntingdon. The town offers a wealth of shopping facilities, an historic high street, several supermarkets and

a traditional market in the Square every Wednesday and Saturday.

Head south and a 30-minute car journey will deliver you into the vibrant and historic City of Cambridge. World famous for its University and colleges, Cambridge offers everything you could wish for; superb for a day's shopping, a diversity of restaurants, bars and clubs, a traditional market, punting on the River Cam and a wide range of sport and leisure facilities for all ages to enjoy.

Twenty minutes to the north is Peterborough with its beautiful Norman cathedral and museum. The city boasts more than 20 nature reserves and country parks, whilst live entertainment can be enjoyed at its Key and Cresset theatres.

Agent's notes: Please note swim-spa is available by separate negotiation.



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: RAM203645 - 0016

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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