



Wagstaffe Close, Ramsey Huntingdon
£120,000 Freehold

**Sharman
Quinney**

Key Features



- Attention First Time Buyers
- Well Maintained Throughout
- Lounge
- Kitchen/Diner
- Option to Staircase

Ground Floor

Entrance Hall
Leading to;

Kitchen/Diner

Fitted with a matching range of base and eye-level units with window to front.

Cloakroom

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

Lounge

Window to rear and French Doors leading to the Garden.



First Floor

Master Bedroom
Window to rear.

Family Bathroom
Fitted with a three-piece suite, and comprising of a bath with overhead shower, wash hand basin and low-level-WC.

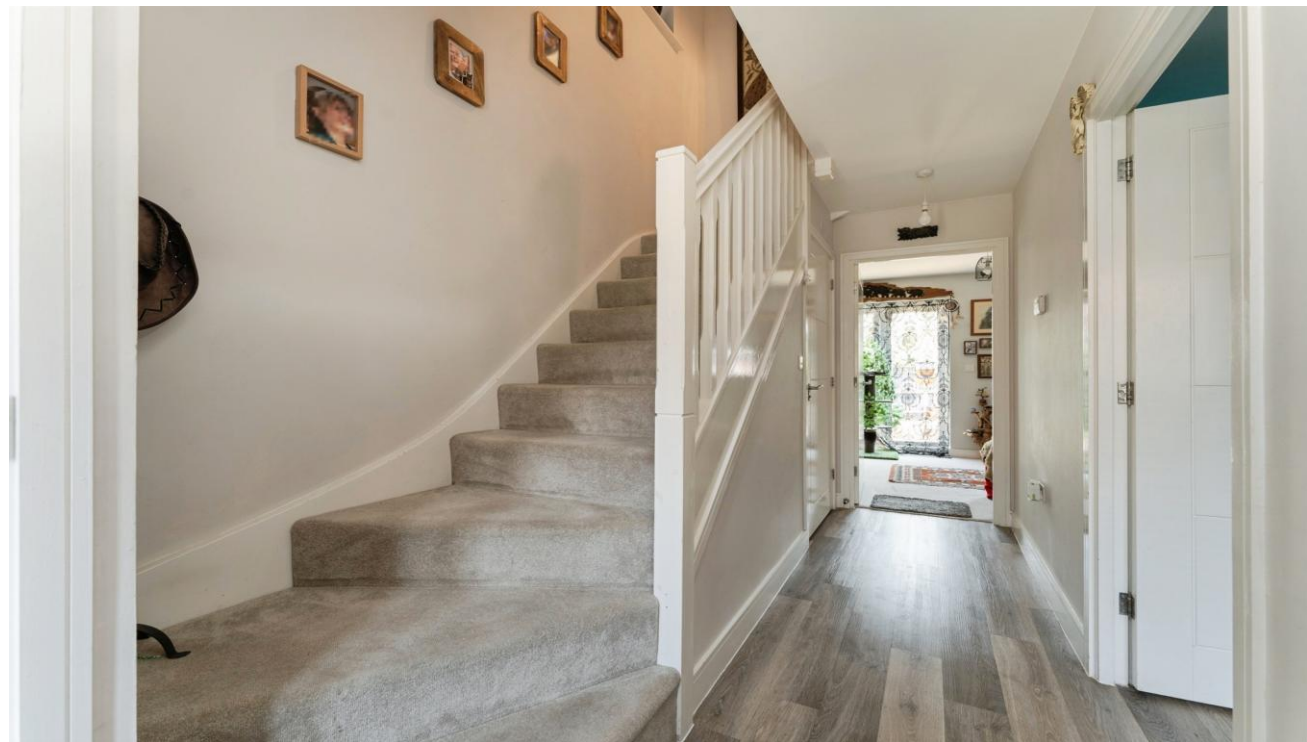
Bedroom 2
Built-in storage with two windows to front.

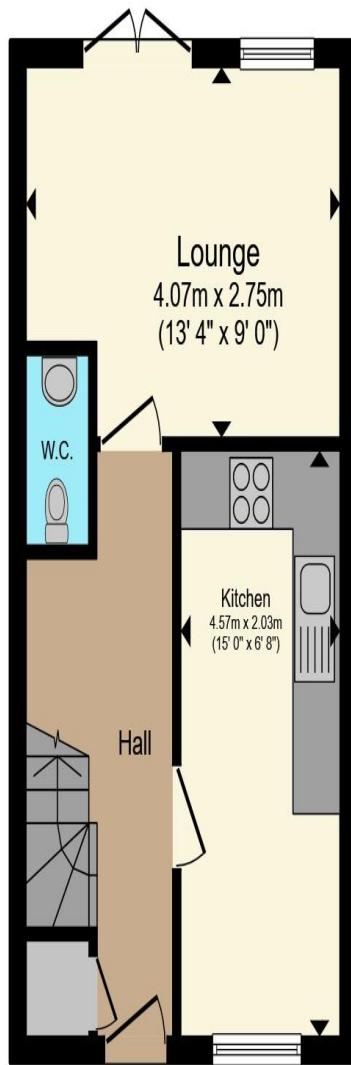
Outside

The front of the property offers a side driveway providing parking for multiple cars.
The private rear enclosed garden offers a generous paved seating area with laid lawn to rear and front gate to provide access to the driveway.

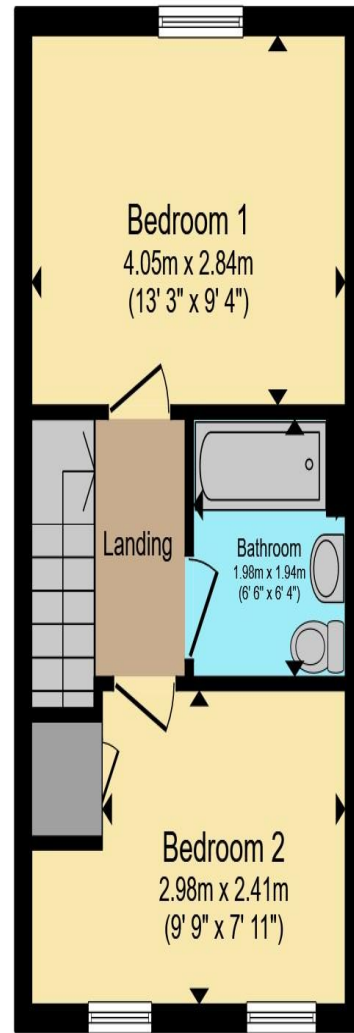
Agent Notes

The owner has informed us that the term of lease is 125 years from March 2019 (118 years remaining). The combined rent and service charge is £417.73 per month.





Ground Floor



First Floor

Total floor area 59.4 m² (640 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
Quinney**

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01487 710345

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 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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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: RAM204800 - 0003

