



Tunkers Lane, Ramsey Huntingdon
£300,000 Freehold

**Sharman
Quinney**

Key Features



- NO ONWARD CHAIN
- Extended Family Home
- Dual Aspect Lounge/Diner
- Additional Downstairs Reception Room/ Multifunctional Room
- Desirable Village Location
- Private Rear Enclosed Garden

Ground Floor

Entrance Hall
Leading to;

Lounge/Diner

Dual aspect windows with built-in storage and sliding doors leading onto the Garden.

Kitchen

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

Family Room

Multifunctional room with windows to front and side.



Utility Room

Window to rear and leading to;

Downstairs Shower Room

Fitted with a three-piece suite, and comprising of a shower cubicle, wash hand basin, low-level-WC and window to rear.

First Floor

Master Bedroom

Built-in Oak wardrobe with window to front.

Bedroom 2

Built-in Oak wardrobes with window to rear.

Shower Room

Fitted with a three-piece suite, and comprising of a shower cubicle, wash hand basin, low-level-WC and window to rear.

Bedroom 3

Built-in storage with window to front.

Outside

The private rear enclosed garden offers a generous paved seating area with laid lawn to rear.

Boasting a generous corner plot, the front of the property offers off-road parking for multiple cars with wrap around laid to lawn.

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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Garage
Electric roller door and offering power and lighting.

Agent Notes

Please note that the AML fee covers the costs of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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 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: RAM204862 - 0001

