

Field Close, Warboys Huntingdon

Guide Price £280,000 **Freehold**

Sharman Quinney

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Partially Converted Garage
- Private Rear Enclosed Garden

Ground Floor

Entrance Porch
Leading to;

Lounge
Window to front with stairs leading to the first floor and continuing through to;

Dining Room
Potential to knock through and convert into a spacious Kitchen/Diner and leading to;

Kitchen
Fitted with a matching range of base and eye-level units with window to rear and leading to;

Additional Reception Room







Multifunctional room with window to rear, French Doors leading to the garden with access to;

Garage/workshop
Versatile storage area which could be converted to provide a further reception room with door to front.

First Floor

Landing
Leading to;

Master Bedroom
Window to rear.

Bedroom 2
Window to front.

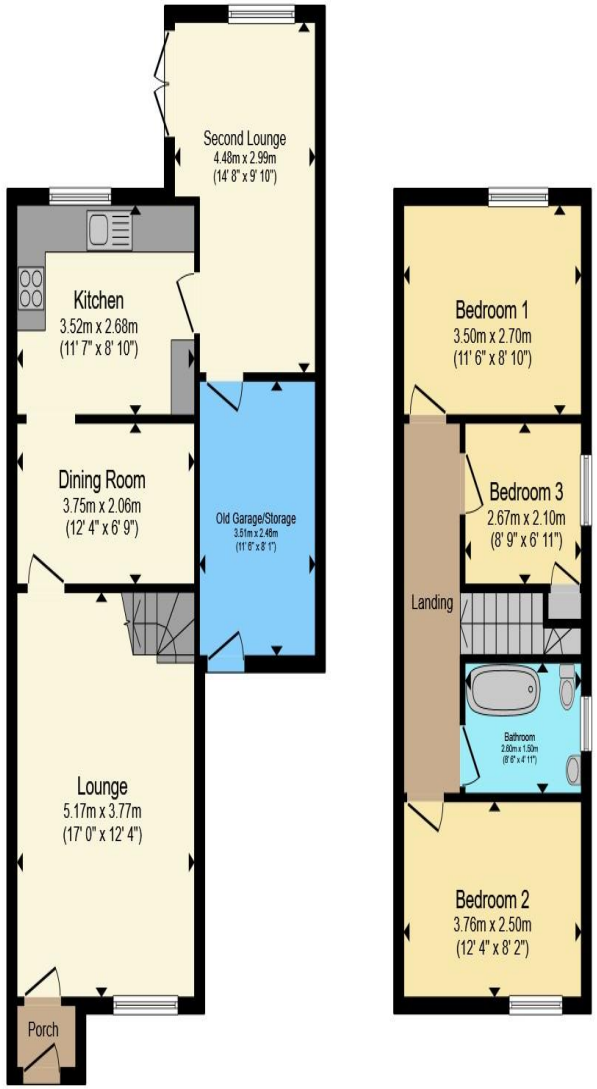
Family Bathroom
Fitted with a three-piece suite, and comprising of a bath with over head shower, wash hand basin, low-level-WC and window to side.

Bedroom 3
Built-in storage with window to side.

Outside
Set back from Field Close, the front of the property offers a driveway providing parking for multiple cars. The front garden also offers laid lawn with a variety of shrubs.







Total floor area 99.1 m² (1,066 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

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The private rear enclosed garden offers a paved seating area with laid lawn to rear along with a featured pond.

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**

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SCAN ME



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The Property Ombudsman