



Owls End, Ramsey Huntingdon
Offers in Excess of **£300,000** **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Extended Family Home
- Beautifully Landscaped Front And Rear Garden
- Separate Utility Room
- Well Maintained Throughout
- Downstairs Shower Room

Ground Floor

Entrance Porch
Leading to;

Entrance Hall
Leading to;

Lounge
Featured gas fire with window to front.

Dining Room
Window to rear and door leading to the Garden.



Kitchen

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

Utility Room

Multifunctional room leading to;

Family Room

Multifunctional room leading to;

Conservatory

Sliding doors leading to the Garden

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

Full width built-in wardrobes with window to front.

Bedroom 2

Full width built-in wardrobes with window to rear.

Family Bathroom

Fitted with a three-piece suite, and comprising of a bath, wash hand basin, low-level-WC and windows to side and rear.

Bedroom 3

Built-in storage with window to front.

GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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

The front of the property is beautifully landscaped with the driveway providing parking for multiple cars.

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

Garage

Up and over electric door to front, lighting power and internal door to provide access.

Agent Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01487 710345

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

 ramsey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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.

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: RAM204798 - 0002

