



Pound Road, Ramsey Huntingdon  
Guide Price **£220,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sale by Modern Auction (T&Cs Apply)
- Village Location
- Sold with No Forward Chain

## Ground Floor

Entrance Hall  
Leading to;

### Cloakroom

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

### Lounge/Diner

Dual aspect windows with sliding doors leading to the Garden.



### Kitchen

Fitted with a matching range of base and eye-level units with window to rear and side door leading to the Garden.

### First Floor

#### Master Bedroom

Window to front.

#### Bedroom 2

Window to rear.

#### Family Bathroom

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

#### Bedroom 3

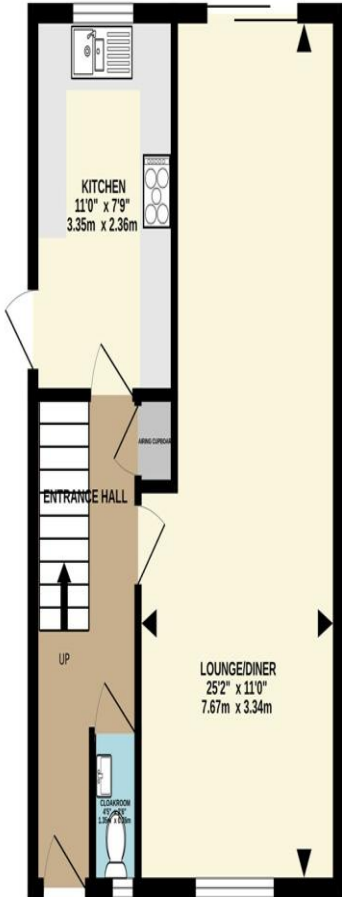
Built-in storage with window to front.

### Outside

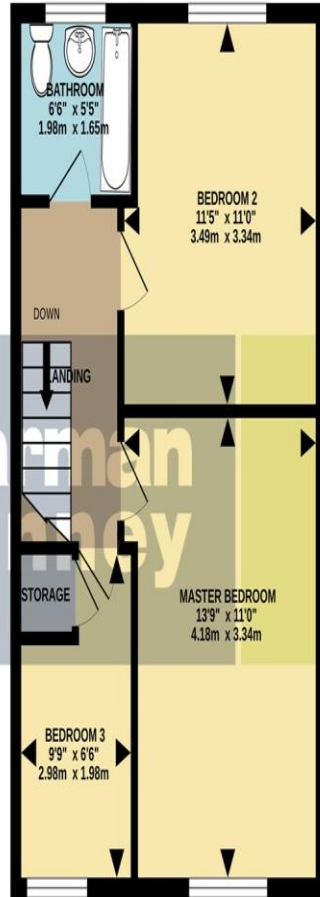
The front of the property offers a generous side driveway providing parking for multiple cars with laid lawn to front.

The private rear enclosed garden offers a generous seated patio area with laid lawn to rear. The bottom of the garden provides an additional patio area with secluded lean too off the Garage.

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



GARAGE  
136 sq.ft. (12.6 sq.m.) approx.



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TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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Garage  
Up and over door to front with power, lighting  
and window to side.

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](http://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: RAM204830 - 0001

