



The Malting, Ramsey Huntingdon
£400,000 **Freehold**

**Sharman
Quinney**

Key Features



- Spacious 23 Foot Lounge with Dual Aspect Windows
- Separate Utility Room
- Potential to Convert the Double Garage (STPP)
- Versatile Layout
- Spacious Driveway Providing parking for Multiple Cars

Ground Floor

Entrance Hall
Leading to;

Cloakroom

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

Lounge - 12'0" x 23'7" (3.66m x 7.19m)
Dual aspect with window to front and rear. French doors leading to the garden with featured electric fire.

Kitchen - 16'9" x 10'0" (5.11m x 3.05m)
Fitted with a matching range of base and eye-level units with window to rear.



Utility Room - 16'5" x 7'9" Max (5.00m x 2.36m Max)

Window to side and rear with access into the garden and internal door leading into the Garage.

Dining Room - 16'2" Max x 8'8" Max (4.93m Max x 2.64m Max)

Multifunctional room with window to front.

First Floor

Master Bedroom - 12'2" x 11'4" (3.71m x 3.45m)
Built-in wardrobes with window to rear leading to;

En-Suite

Converted into a wet room and comprising of a newly fitted shower, wash hand basin, low-level-WC and window to rear.

Bedroom 2 - 12'1" Max x 12'8" Max (3.68m Max x 3.86m Max)

Built-in wardrobe with window to front.

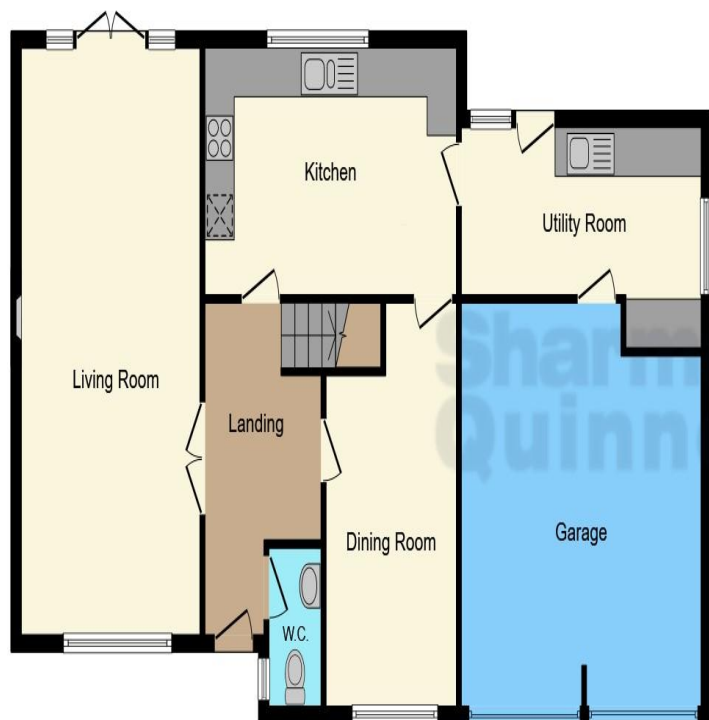
Family Bathroom

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

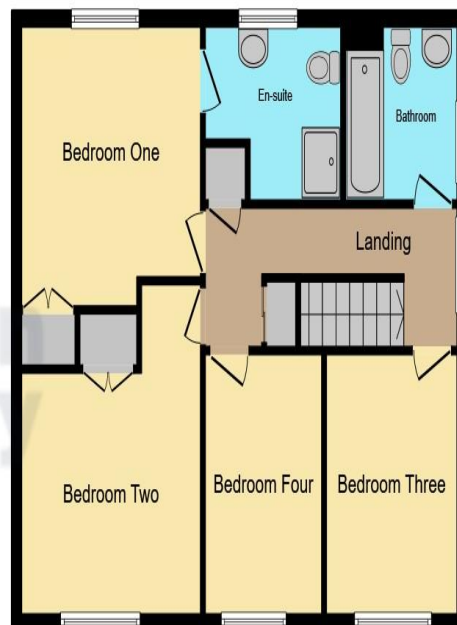
Bedroom 3 - 9'9" x 8'8" (2.97m x 2.64m)

Window to front.





Ground Floor



First Floor

Bedroom 4 - 9'9" x 7'8" (2.97m x 2.34m)
Window to front.

Outside

The private rear enclosed garden offers a spacious seated patio area with laid lawn to rear. The front of the property offers a generous driveway enabling parking for multiple cars.

Double Garage - 15'4" x 16'6" (4.67m x 5.03m)

Two up and over roller doors to front, internal door accessible through the Utility Room and fitted with lighting and electrical sockets. Potential to convert (STPP).

Sellers Notes

All accessibility equipment will be removed prior to completion.

Agents Notes: Please note that the AML fee covers the cost 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.

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.focalagent.com

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

 ramsey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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