



Othello Close, Hartford HUNTINGDON  
**£225,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No onwards chain!!
- Three bed End of terrace
- Newly fitted modern kitchen
- Garage included
- Parking for 2 cars

This attractive three bedroom end of terrace home presents an excellent opportunity for both growing families and first time buyers. Situated in a desirable residential location, the property enjoys an attractive outlook over a well maintained communal green to the front.

The property provides well balanced living space throughout. The bright and welcoming sitting room is perfect for both everyday living and entertaining guests, while the adjacent kitchen has been thoughtfully designed to provide ample storage and worktop space. A practical utility area offers additional convenience and benefits from direct access to the rear garden.

The first floor comprises three generously proportioned bedrooms, providing versatile accommodation suitable for family living, home working, or use as a nursery. The family bathroom



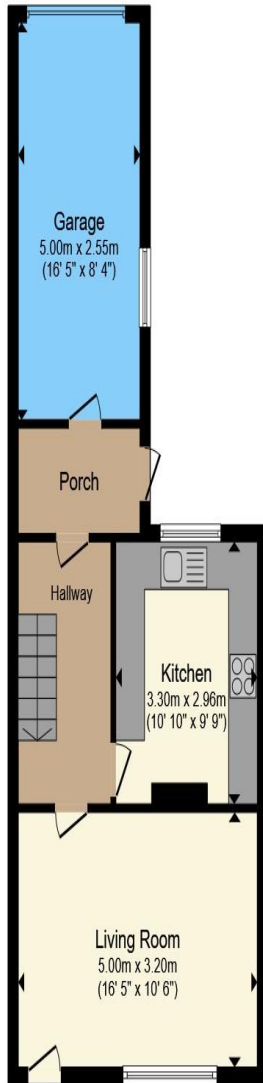
is well presented and conveniently positioned to serve all bedrooms.

Externally, the property benefits from driveway parking for two vehicles, along with a single garage, ideal for secure parking, storage, or workshop use.

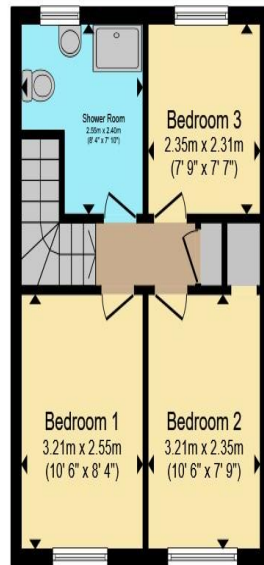
Conveniently located within walking distance of local schools and a variety of amenities, this superb home is offered to the market with no forward chain.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.





**Ground Floor**



**First Floor**

Total floor area 82.8 m<sup>2</sup> (891 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](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

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

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 SCAN ME



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: GDM100960 - 0002

