



The Briars, Sawtry Huntingdon
Offers in Excess of £290,000 Freehold

**Sharman
Quinney**

Key Features



- Established Detached Family Home
- Vacant - No Upward chain
- Four Bedrooms + En-Suite Shower Area
- Two Reception Rooms
- Kitchen/Breakfast Room

Vacant Detached Family Home being sold with No Upward Chain that does requires updating is located in the popular Village of Sawtry with easy access to the A1, local schools and shops, in brief the accommodation comprises of Entrance Hall with stairs to the first floor, under stairs storage cupboard and doors giving access to, Two Piece Downstairs Cloakroom, Lounge with sliding patio doors to the rear garden, door to the kitchen and double doors to the Separate Dining Room, kitchen has some fitted base and eye level units, worktop space with a stainless steel double drainer sink unit, built-in electric hob, space for cooker and fridge/freezer, plumbing for a washing machine and a side door to the rear garden, Upstairs First Floor Landing has doors to the Four Bedrooms, Bedroom Room 1 has an opening to the En-Suite Shower area which comprises of a



walk-in shower cubicle and a wash hand basin, Bedroom 2 has a built-in double wardrobe and a built-in single wardrobe, Wet Room includes a shower area with a over head shower, hand held shower attachment, low level WC, pedestal wash hand basin and a heated towel rail, Outside frontage is open plan, block paved driveway provided Off Road Parking which leads to the Single Garage, side gated access to the Enclosed Rear Garden which is laid mainly to lawn with a block paved patio seating area.

Entrance Hall:

Downstairs Cloakroom:

Lounge:

Dining Room:

Kitchen:

First Floor Landing:

Bedroom 1:

En-Suite Shower Area:

Bedroom 2:

Bedroom 3:

Bedroom 4:

Refitted Wet Room:

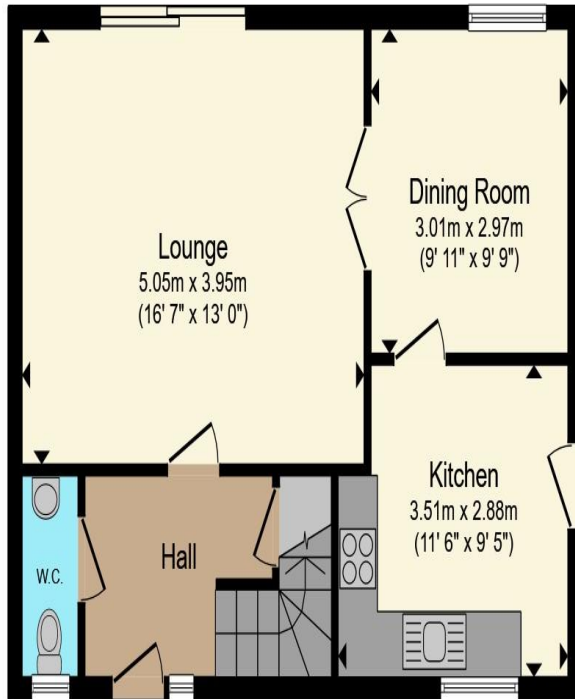
Single Garage:

All measurements are listed on the floor plan.

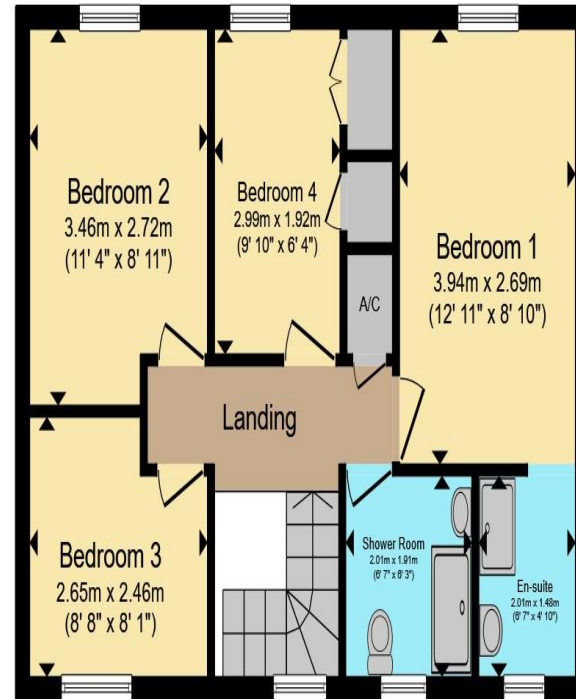
Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not



go ahead.



Ground Floor



First Floor

Total floor area 99.2 m² (1,068 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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 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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: YAX204038 - 0006

