



## Station Road, Warboys Huntingdon

**Price: Freehold £280,000**

- Walking distance to village amenities
- Storage room
- Council tax band B
- Light spacious feel
- Good sized bedrooms
- Approx. 8 miles to Huntingdon train station

EPC Rating: D



Lounge 4.25 m x 3.97m (13'9" x 13")

Kitchen 5.25m x 4.18m (17' 2" x 13' 8")

Storage 3.53m x 1.73m (11'7" x 5' 8")

Bedroom 1 3.97m x 3.33m (13' x 10'11")

Bedroom 2 4.22m x 2.86 (13'10" x 9'5")

Bedroom 3 2.92m x 2.27m (9'7" x 7'5")

Bathroom

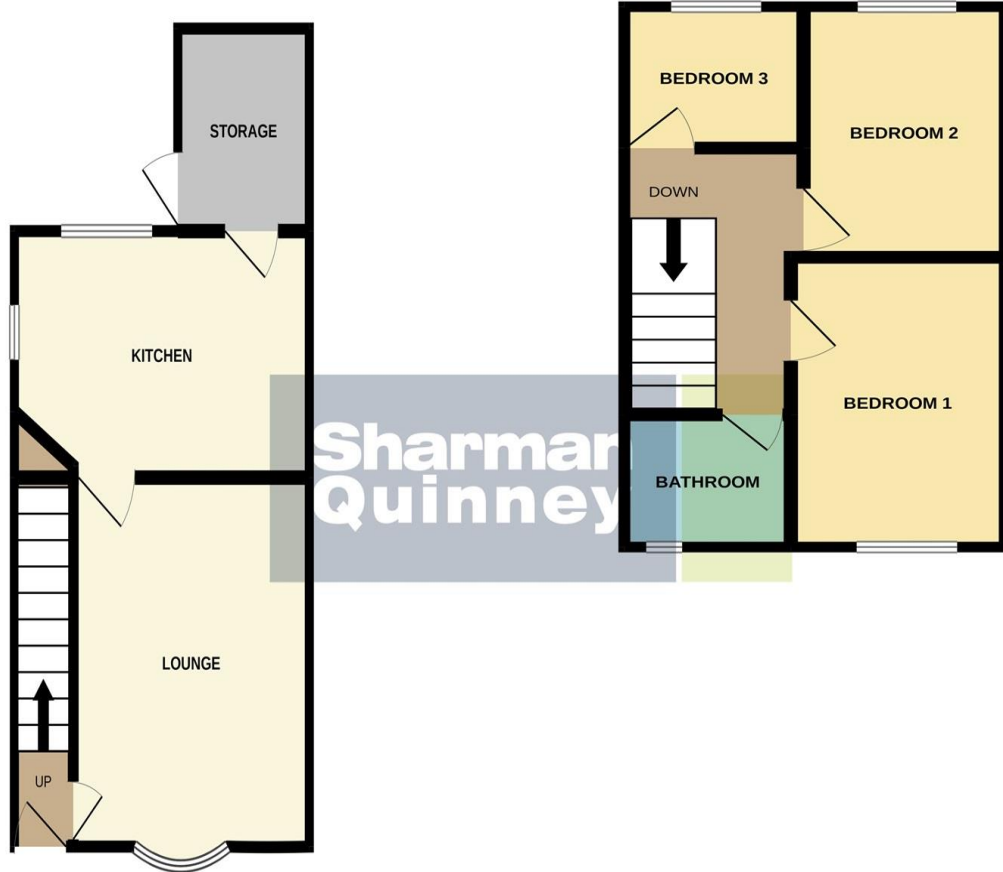
Warboys is a popular award winning village with a centrally located Clock Tower built to commemorate the Golden Jubilee of Queen Victoria. The village is approx. 4 miles from the market town of Ramsey. The village itself offers a number of amenities including local shops, a bakery, pubs, a library, local churches, a sports playing field and a pharmacy. In addition the community of Warboys benefits from both a dental practice and a GP surgery. For the children there are playgroups and a primary School. The village has really good road links to the A1 and the A14. It also has road links to St Ives where the guided bus provides a fast direct route to central Cambridge and to Huntingdon where there is a direct train route through to London Kings Cross.



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: RAM203634 - 0001

GROUND FLOOR

1ST FLOOR



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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**FREE MARKET APPRAISAL**

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