



Coldhams Crescent, Huntingdon
£240,000 Freehold

**Sharman
Quinney**

Key Features



- Generous 19 Foot Kitchen/Diner
- Attention First Time Buyers
- Walking Distance to Hartford Junior School
- Close Proximity to Local Amenities
- Viewings Highly Advised

Ground Floor

Kitchen/Diner

Fitted with a matching range of base and eye-level units with integrated appliances, dual aspect windows and door leading into the Garden.

Lounge

Dual aspect windows with Featured Gas Fire and French Doors leading to the Garden.

First Floor

Master Bedroom

Window to front with walk-in wardrobe/ dressing area.

Bedroom 2



Window to front.

Bathroom

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

Cloakroom

Low-level-WC and window to rear.

Bedroom 3

Built-in storage with window to rear.

Outside

The private rear enclosed garden offers a generous seated patio area with laid lawn to rear.

Garage

Up and over door to front with door to rear providing access from the Garden. The Garage also benefits from having power and lighting.

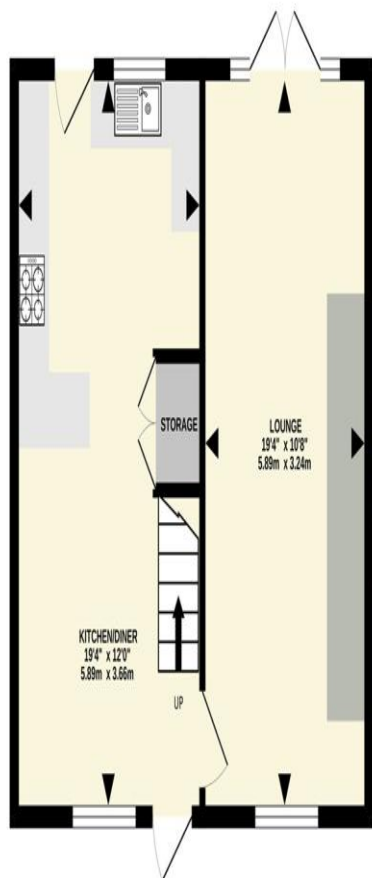
Agent Notes

The homeowners have informed us they are currently paying £20.35 per month for the allocated parking space to the rear of the property.

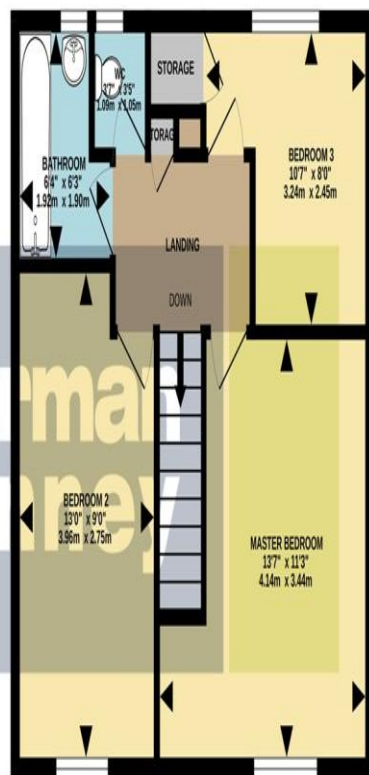
AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



GARAGE
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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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cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01487 710345

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: RAM204852 - 0001

