

Rodney Road, Hartford Huntingdon

£260,000 **Freehold**

Sharman Quinney

Key Features

3 1 C B

- Three bedroom terraced home
- Spacious 19ft living/dining room
- Modern fitted kitchen
- Ground floor cloakroom/WC
- Two double bedrooms

Situated in a popular residential location, this well presented three bedroom home offers spacious and practical accommodation throughout, making it an ideal purchase for first time buyers, growing families, or investors alike.
The ground floor comprises an entrance hall with cloakroom/WC, a modern fitted kitchen, and a generous dual-purpose living/dining room extending over 19ft in length, providing an excellent space for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flow through the home.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a good sized single bedroom, all served by a family bathroom fitted with a three piece suite.







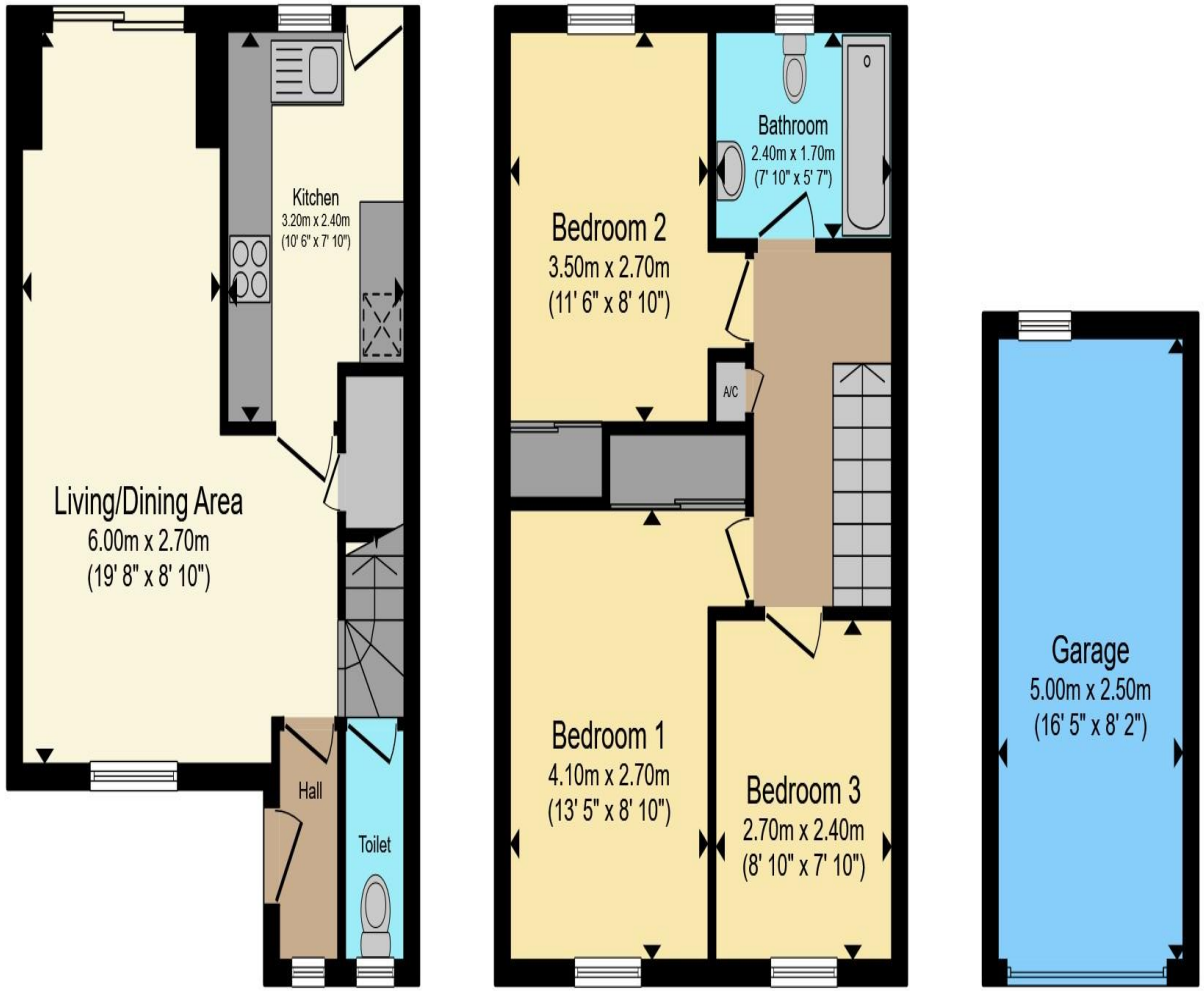
Externally, the property benefits from an enclosed rear garden which is predominantly laid to lawn with established planting borders and a patio seating area. A detached garage and additional parking further enhance the practicality of this home.

Viewing is highly recommended to fully appreciate the space and convenience on offer.

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.







Total floor area 86.4 m² (930 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

Sharman Quinney

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

Selling your property?

Contact us to arrange a FREE home valuation.

01480 271214

Unit 3 King James Retail Centre Ermine Street, Godmanchester, HUNTINGDON, Cambridgeshire, PE29 2PA

godmanchester@sharmanquinney.co.uk

www.sharmanquinney.co.uk

SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: GDM100982 - 0002

The Property Ombudsman