



Great Whyte, Ramsey HUNTINGDON  
Guide Price **£120,000** Leasehold

**Sharman  
Quinney**

# Key Features



189 Years remaining as of 01 Jul 1991

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1292.33 Service Charge pcm

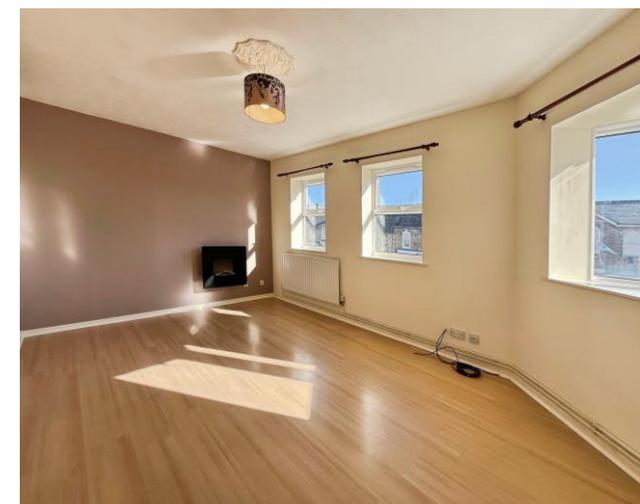
Review due: Ask Agent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Recently Decorated Throughout

Ground Floor

Communal Entrance Hall  
Stairs Leading to;

First Floor



#### Family Bathroom

Newly laid flooring and fitted with a four-piece suite and comprising of a bath, shower cubicle, wash hand basin and low-level-WC.

#### Kitchen

Newly laid flooring and fitted with a matching range of base and eye-level units with window to front.

#### Master Bedroom

Window to front.

#### Bedroom 2

Window to front.

#### Lounge/Diner

Dual aspect windows to front and side.

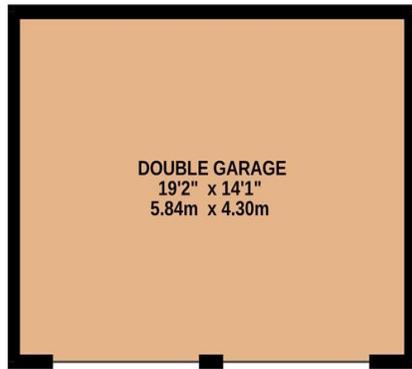
#### Outside

#### Double Garage

Two up and over doors, lighting and power sockets.

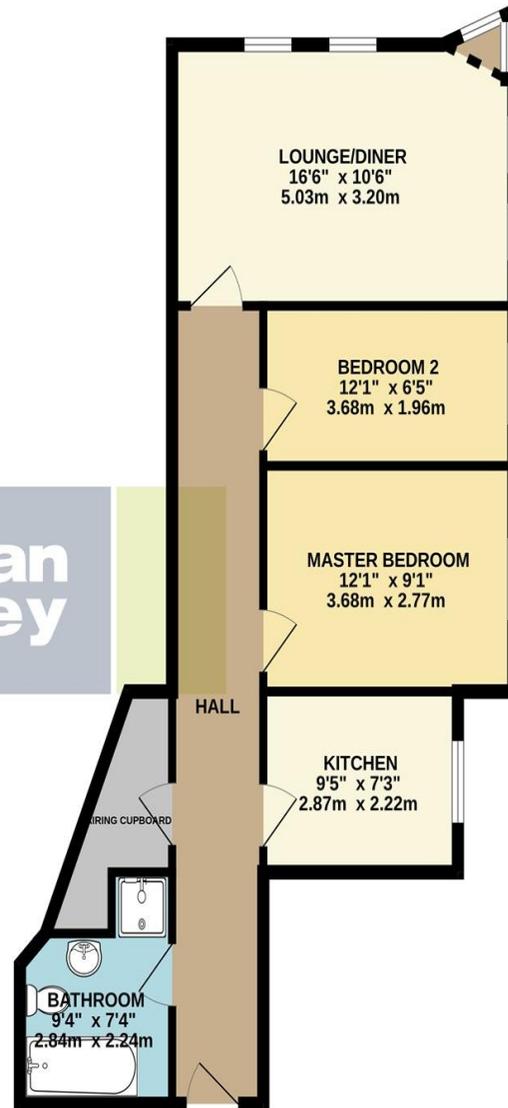
GARAGE

FIRST FLOOR



DOUBLE GARAGE  
19'2" x 14'1"  
5.84m x 4.30m

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LOUNGE/DINER  
16'6" x 10'6"  
5.03m x 3.20m

BEDROOM 2  
12'1" x 6'5"  
3.68m x 1.96m

MASTER BEDROOM  
12'1" x 9'1"  
3.68m x 2.77m

KITCHEN  
9'5" x 7'3"  
2.87m x 2.22m

BATHROOM  
9'4" x 7'4"  
2.84m x 2.24m

HALL

DINING CUPBOARD

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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To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

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

 01487 710345

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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: :RAM204745 - 0002