

£260,000

Ramsey Road, Ramsey Forty Foot,  
Ramsey, Huntingdon PE26 2XN



**To arrange a viewing call us now on 01354 694900**

Set on a FABULOUS PLOT with ample off road parking to the front and an EXTENSIVE GARDEN to the rear, this three bedroom semi detached house offers an incredible amount of potential.

Having living room, kitchen/diner with walk-in pantry, sun room and ground floor bathroom. Upstairs all three bedrooms are of a good size and there is POTENTIAL TO EXTEND above the garage, subject to any necessary planning obligations.

For more information or to book a viewing, call us now on 01354 694900

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#### GROUND FLOOR

##### LIVING ROOM

4.07m (13'4") x 3.50m (11'6")  
Box bay window to front, feature wooden surround fireplace housing gas fire which is currently disconnected.

##### KITCHEN/DINING ROOM

4.86m (15'11") max. x 3.75m (12'4")  
Fitted with a matching range of wall and base units housing single sink and drainer, freestanding electric cooker, plumbing for washing machine and space for fridge/freezer, breakfast bar, two windows to rear and door into sun room.

##### SUNROOM

3.27m (10'9") max. x 2.74m (9")  
Brick and wooden framed construction with radiator and two separate doors out to garden.

##### BATHROOM

2.39m (7'10") x 1.80m (5'11")  
Fitted with a panelled bath with shower over, low level WC and hand wash basin. Window to rear.

#### FIRST FLOOR

##### BEDROOM 1

4.80m (15'9") x 3.52m (11'7")  
Window to front.

##### BEDROOM 2

3.77m (12'4") x 2.45m (8")  
Window to rear.

##### BEDROOM 3

2.80m (9'2") max. x 2.44m (8")  
Window to rear, boiler cupboard.

#### OUTSIDE

The front garden is gravelled to provide off road parking, there are feature shrubs and access into the single garage which has standard up and over door, power and light.

To the rear, the extensive garden backs onto fields with the top area filled with an abundance of flowers and plants with patio areas and lawn. Beyond that is an allotment area with greenhouse, fruit trees and storage shed.

#### TENURE

Freehold

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

#### PLEASE NOTE

Under Section 21 of the Estate Agency Act 1979 we must disclose that the vendors of this property are related to a member of staff employed by elliswinters&co

#### VIEWING

By arrangement with elliswinters&co

Huntingdonshire District Council tax band - B  
Energy rating - D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

