

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

£260,000



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







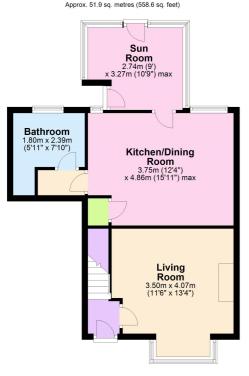
Ramsey Road, Ramsey Forty Foot, Ramsey, Huntingdon PE26 2XN

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Ground Floor







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.

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

SUNROOM

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

BATHROOM

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 rear, boiler cupboard.

shed.

TENURE

Freehold

SERVICES

PLEASE NOTE

VIEWING

Energy rating - D

OUTSIDE

standard up and over door, power and light. To the rear, the extensive garden backs onto

KITCHEN/DINING ROOM

rear and door into sun room.

Brick and wooden framed construction with

2.39m (7'10") x 1.80m (5'11")

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')

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.



The front garden is gravelled to provide off road parking, there are feature shrubs and access into the single garage which has

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

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

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

By arrangement with elliswinters&co

Huntingdonshire District Council tax band - B