

£250,000

Windsor Drive, Ramsey Forty Foot, Ramsey,  
Huntingdon PE26 2XX



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

Offered for sale with NO FORWARD CHAIN, this three bedroom DETACHED property does REQUIRE SOME UPDATING but would make an ideal family home.

With stunning field views at the rear, the accommodation comprises kitchen, lounge/diner and WC to the ground floor and upstairs there are two double bedrooms, one single and the family shower room.

A driveway provides off road parking and leads to the single GARAGE.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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#### GROUND FLOOR

##### HALL

Stairs rising to first floor.

##### WC

1.89m (6'2") x 0.87m (2'10")  
Fitted with a low level WC and hand wash basin. Window to front.

##### KITCHEN

3.92m (12'10") max. x 3.00m (9'10")  
Fitted with a matching range of wall and base units housing 1 ½ sink and drainer, space for freestanding cooker and fridge, plumbing for washing machine. Window to front, door out to garden.

##### LOUNGE/DINING ROOM

6.18m (20'3") max. x 3.83m (12'7")  
Window to rear, double doors at side out to garden.

#### FIRST FLOOR

##### BEDROOM 1

3.83m (12'7") x 3.48m (11'5")  
Window to rear.

##### BEDROOM 2

3.48m (11'5") x 3.00m (9'10")  
Window to front.

##### BEDROOM 3

2.61m (8'7") x 2.09m (6'10")  
Window to rear.

##### SHOWER ROOM

2.55m (8'4") x 1.68m (5'6")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

#### OUTSIDE

The front garden is enclosed by hedging and a driveway to one side provides off road parking and leads to the single garage which has standard up and over door.

To the rear, the garden has a variety of shrubs and trees with the balance laid to lawn.

Stunning field views at the rear of the garden.

#### SERVICES

Mains electricity water and drainage. Please note there is no working heating system in the property.

#### TENURE

Freehold

#### VIEWING

By arrangement with elliswinters&co

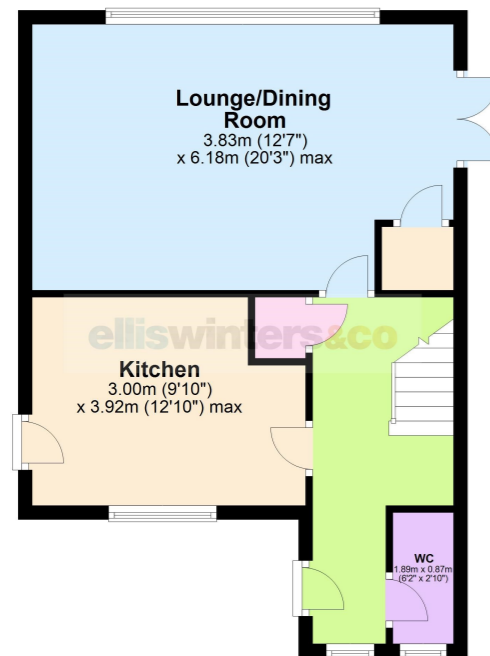
Huntingdonshire District Council

Tax band – C

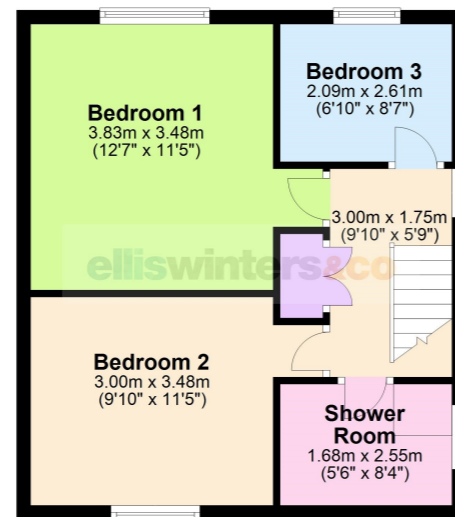
Energy rating - D

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.

Ground Floor



First Floor



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