



44A Field Road, Ramsey

Offers Over £250,000

 **Oliver James**
Property Sales & Lettings



44a Field Road

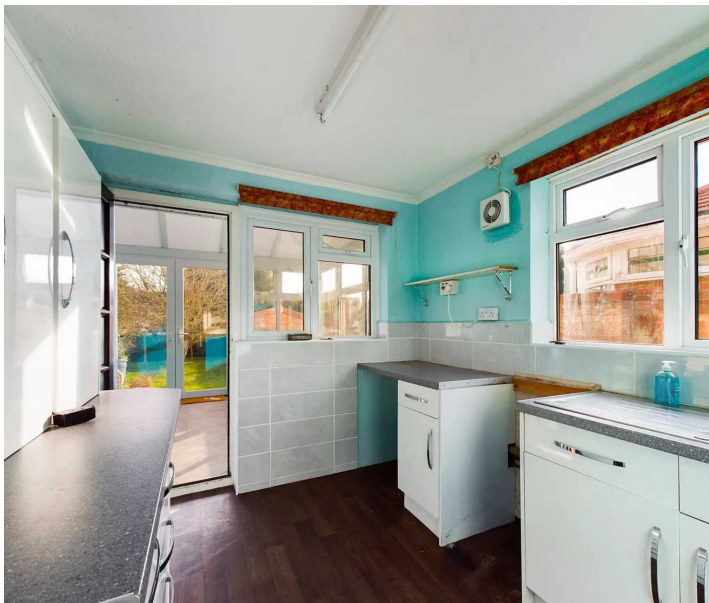
Ramsey, Huntingdon

A detached bungalow of 818 sq/t / 76 sq/metres requiring some refurbishment situated on a plot of 0.11 acres. Offered with no forward chain.

Council Tax band: B

Tenure: Freehold

- Two bedrooms.
- Detached bungalow on a total plot of 0.11 acres.
- The Gross Internal Floor Area is approximately 818 sq/t / 76 sq/metres.
- A generously sized rear garden measuring approximately 91' 0" x 27' 0" (27.73m x 8.23m)
- Fully owned solar panels.
- Offering potential for improvement, extension or loft conversion, stpp.
- Walking distance to local amenities, shops and town centre.
- Block paved driveway parking for numerous vehicles.
- The Property is offered with no forward chain.
- EPC: D.





INTRODUCTION

A detached two bedroom bungalow offering potential for improvement, extension or possibly loft conversion subject to the relevant consent. A large driveway is situated to the front providing off road parking for numerous vehicles as well as a large rear garden with timber shed. Internally the accommodation could do with some updating however benefits from two good size bedrooms and an extended sun room to the rear elevation.

LOCATION

The property is nestled within walking distance of the High Street & amenities in the small market town of Ramsey, located north of the larger towns of Huntingdon and St Ives. Ramsey town itself offers a wide range of amenities including a range of independently run shops, restaurants, a leisure centre with swimming pool, both primary and secondary schools as well as larger supermarkets and access to both Huntingdon and Peterborough Train Stations within 15 miles.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 818 sq/t / 76 sq/metres.

PLOT AREA

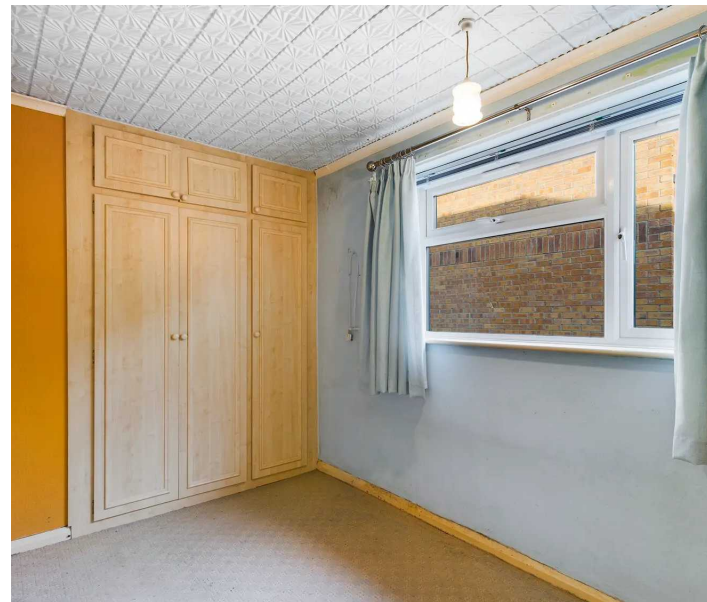
The Total Plot Size is 0.11 acres.

ENTRANCE HALL

Composite door to side elevation. Airing cupboard housing the gas fired central heating boiler. Built in storage cupboard. Radiator.

LIVING ROOM

Dimensions: 11' 9" x 16' 11" (3.58m x 5.15m). UPVC window to front elevation. Radiator.





KITCHEN

Dimensions: 9' 3" x 8' 1" (2.82m x 2.46m). Fitted with a range of base and wall mounted cupboard units with a granite effect work surface. Stainless steel sink and drainer. Space for under counter fridge and freezer. Space for cooker. Plumbing for washing machine. UPVC window to side elevation. Laminate wood effect flooring.

SUNROOM

Dimensions: 9' 4" x 16' 9" (2.84m x 5.10m). Of brick base and UPVC construction with a pitched glass roof. UPVC French door to rear elevation. Vinyl tiled effect flooring.

PRINCIPAL BEDROOM

Dimensions: 13' 9" x 8' 3" (4.19m x 2.51m). UPVC window to rear elevation. Radiator.

BEDROOM 2

Dimensions: 11' 11" x 8' 3" (3.63m x 2.51m). UPVC window to side elevation. Radiator.

WC

Fitted with a low level WC. Tiled surrounds. UPVC window to side elevation.

SHOWER ROOM

Dimensions: 5' 4" x 4' 9" (1.62m x 1.45m). Fitted with a two piece suite comprising double shower cubicle with shower over and wash hand basin with vanity cupboard underneath. Tiled surrounds. Radiator. UPVC window to side elevation.

SOLAR PANELS

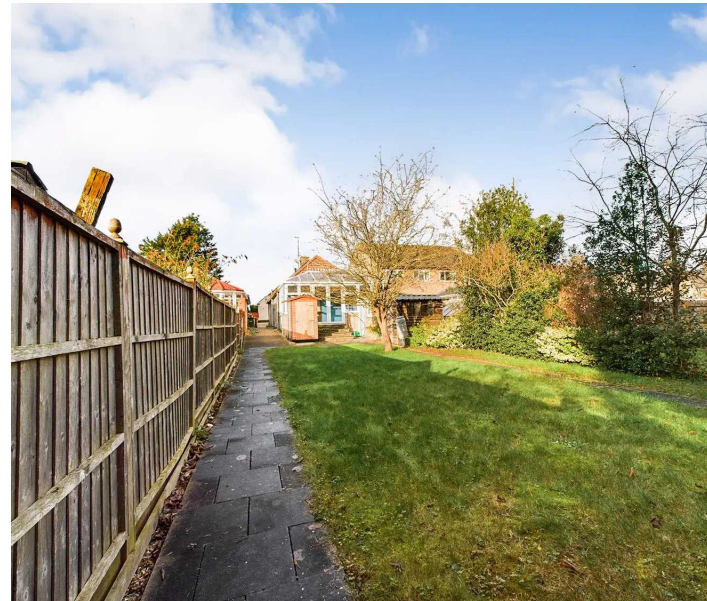
The Property benefits from fully owned solar panels.

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is B.





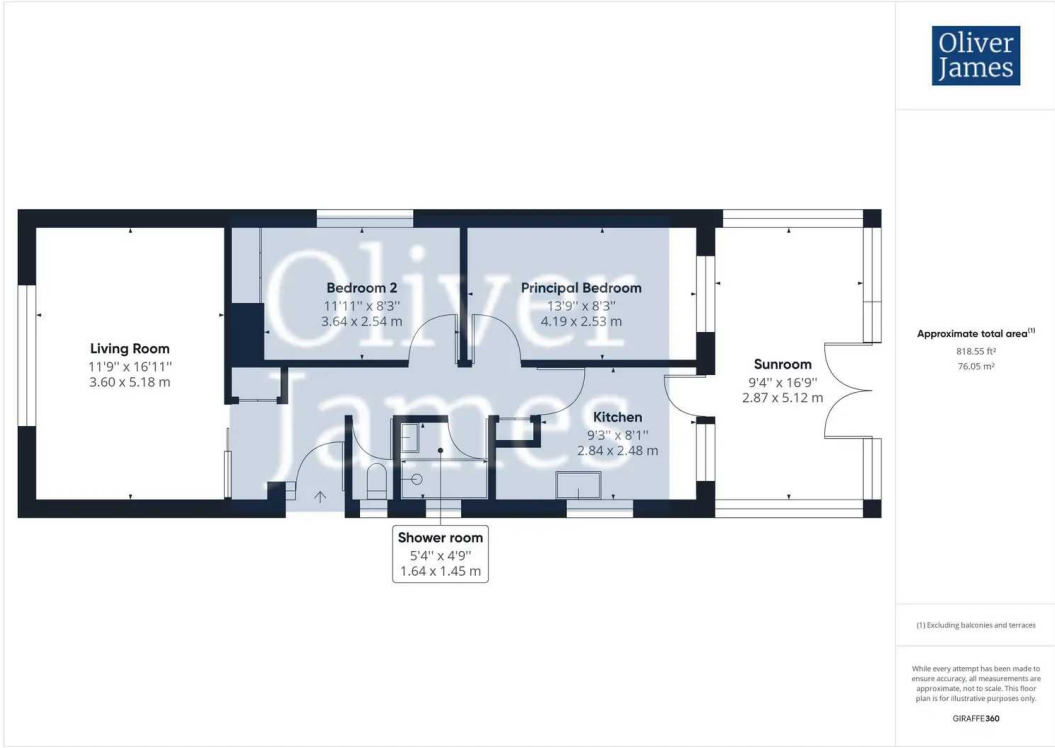
AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.







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