



1 Temperance Court, Ramsey  
£220,000

 **Oliver James**  
Property Sales & Lettings



## 1 Temperance Court

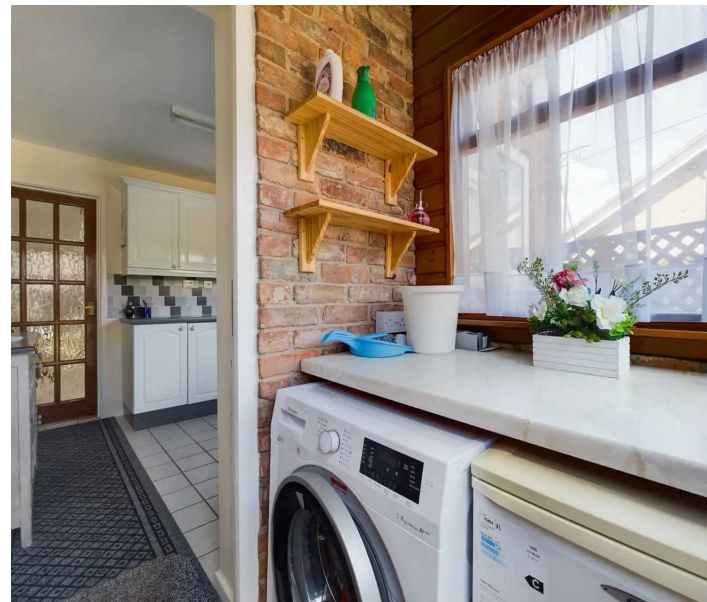
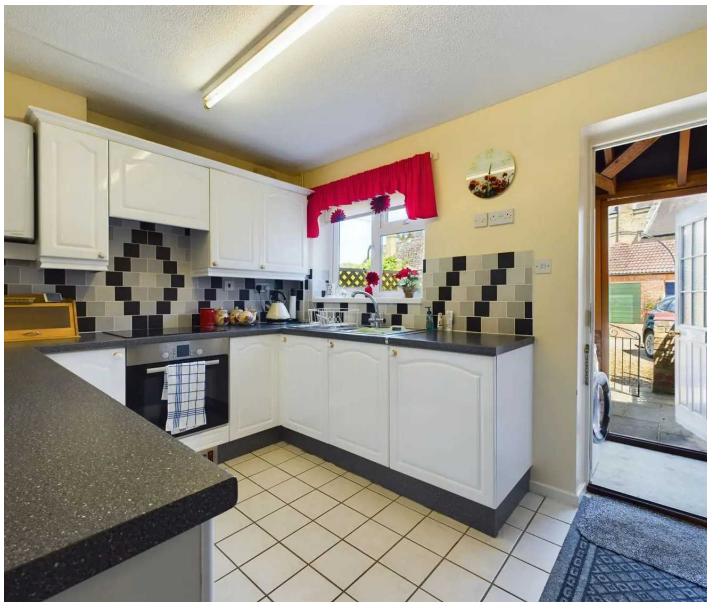
Ramsey, Huntingdon

An aesthetically pleasing two bedroom end of terrace home with courtyard garden and single garaging. No forward chain.

Council Tax band: B

Tenure: Freehold

- Aesthetically pleasing end of terrace home
- Two bedrooms.
- The Gross Internal Floor Area is approximately 615 sq/ft / 57 sq/metres.
- Walking distance to Ramsey Town Centre.
- UPVC double glazing and gas central heating.
- Contemporary shower room and kitchen.
- Single garaging with parking to front.
- Low maintenance courtyard garden.
- The Property is sold with no forward chain.
- EPC: D.





## INTRODUCTION

An aesthetically pleasing two bedroom end of terrace home, ideally placed within walking distance of Ramsey Town Centre. The property presents well with a large living room to the front elevation, leading through to a kitchen / diner with a small lobby with access into the rear courtyard garden. Upstairs are two bedrooms and a well appointed shower room with separate cloakroom. Externally to the rear is a parking space and single garage with up and over door to front.

## 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

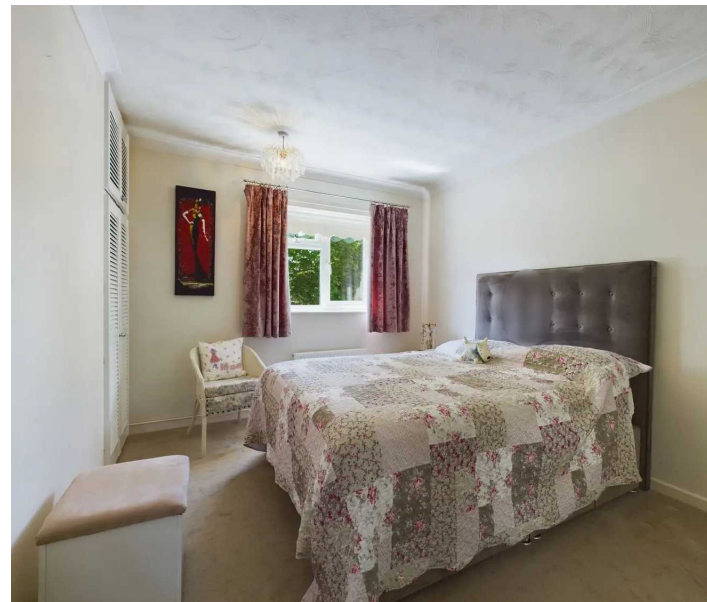
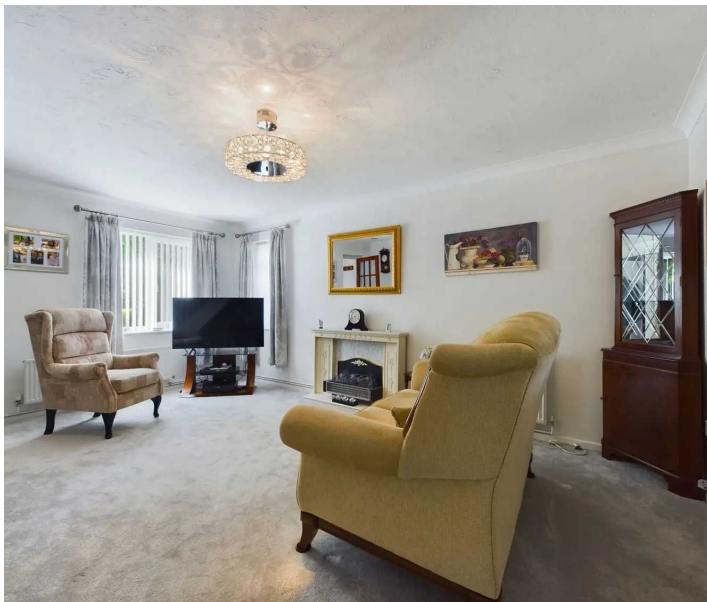
The Gross Internal Floor Area is approximately 615 sq/ft / 57 sq/metres.

## PORCH

2' 11" x 4' 6" (0.89m x 1.37m)  
UPVC door to front elevation.

## LIVING ROOM

16' 8" x 12' 9" (5.08m x 3.89m)  
UPVC window to front elevation. UPVC window to side elevation. Two radiators.





#### **KITCHEN / DINER**

8' 4" x 10' 9" (2.54m x 3.28m)

Fitted with a range of wall and base mounted cupboard units with granite effect worksurface. UPVC window to rear elevation. Stainless steel sink with drainer and mixer tap. Integrated four ring induction hob with extractor over, electric oven and grill under. Kick-board heater. Tiled flooring.

#### **REAR LOBBY**

3' 10" x 5' 10" (1.17m x 1.78m)

Fitted with a work surface with plumbing for washing machine and further appliance space under. Door to rear courtyard garden and access to kitchen.

#### **LANDING**

Loft access.

#### **PRINCIPAL BEDROOM**

11' 12" x 9' 5" (3.66m x 2.87m)

UPVC window to front elevation. Radiator. Built in double wardrobe.

#### **BEDROOM TWO**

9' 10" x 5' 7" (3m x 1.7m)

UPVC window to rear elevation. Radiator.

#### **SHOWER ROOM**

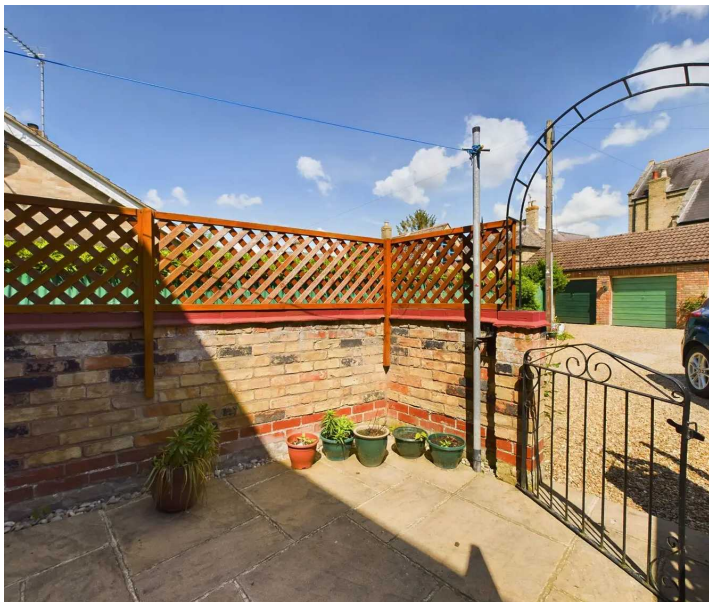
9' 10" x 4' 9" (3m x 1.45m)

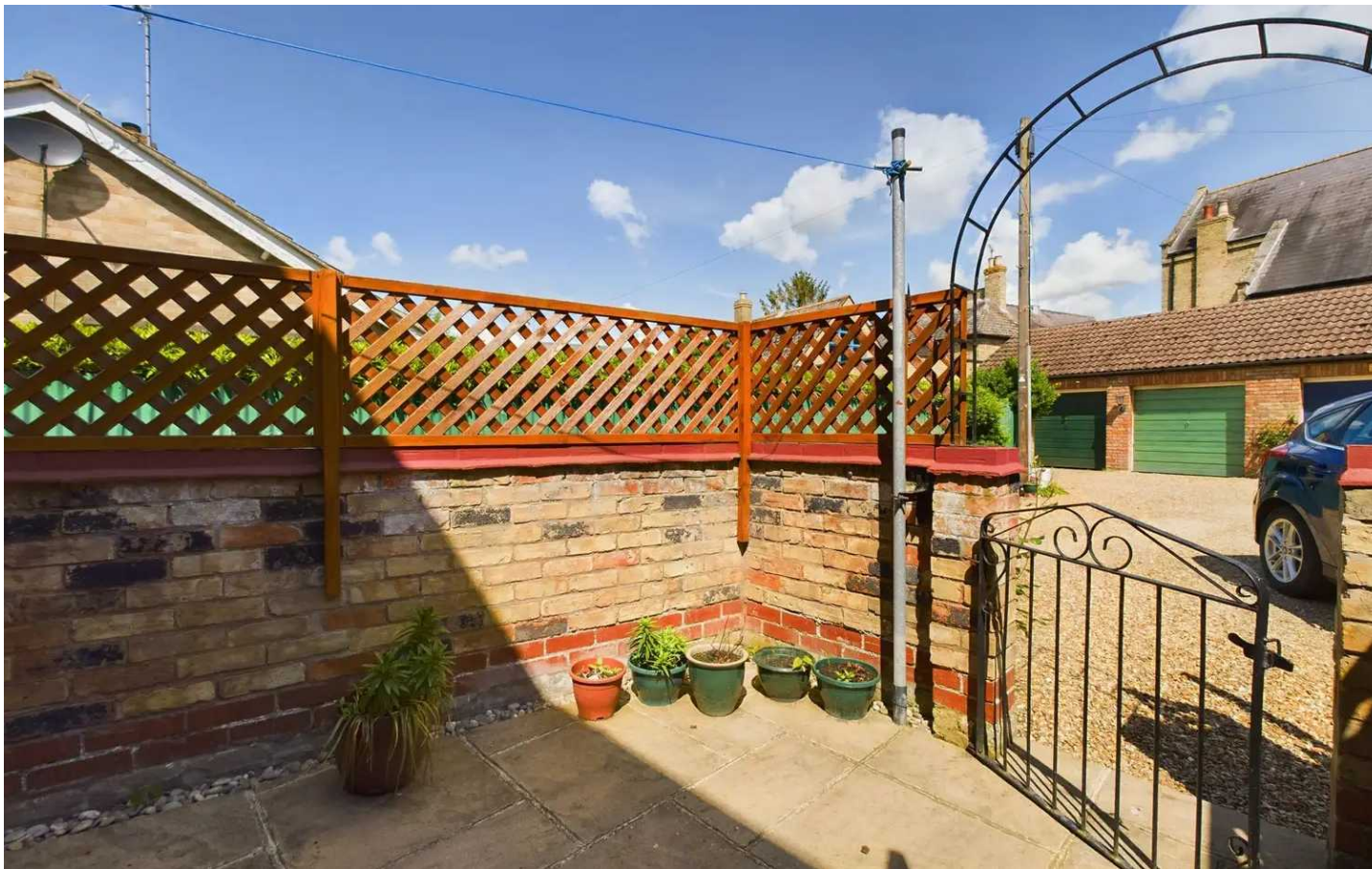
Fitted with a two piece suite comprising shower cubicle with independent shower over and wash hand basin with vanity cupboard underneath. Obscure UPVC window to rear elevation. Heated towel rail. Airing cupboard housing the hot water tank and shelving.

#### **WC**

4' 4" x 3' 7" (1.32m x 1.09m)

Fitted with a two piece suite comprising low level WC and wash hand basin. Obscure UPVC window to side elevation. Chrome heated towel rail.





#### **EXTERNAL**

The property benefits from a low maintenance courtyard garden which is enclosed by an aesthetically pleasing brick wall with rear gated access. Situated to the rear is a block of garages, with one belonging to the property with a parking space to front (please see site plan for garage orientation).

#### **GARAGE**

17' 2" x 8' 11" (5.23m x 2.72m)

Up and over door to the front elevation.

#### **COUNCIL TAX**

The Council Tax Band for the Property is B.

#### **TENURE**

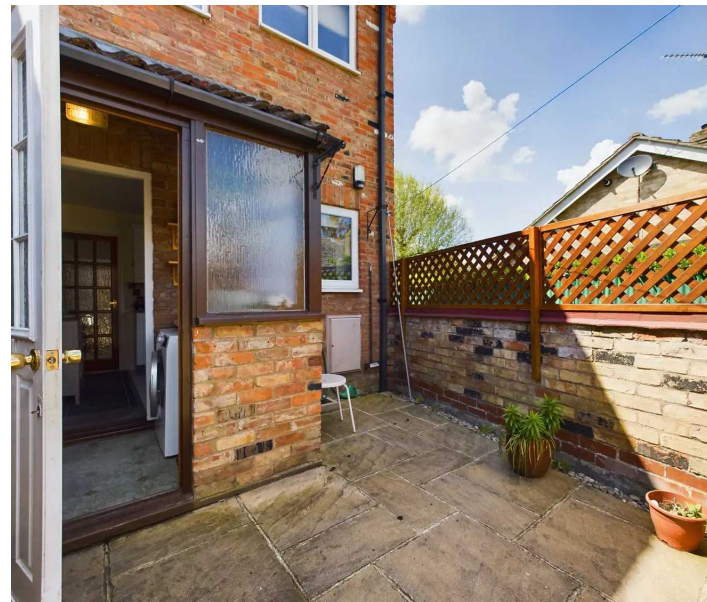
The Tenure of the Property is Freehold.

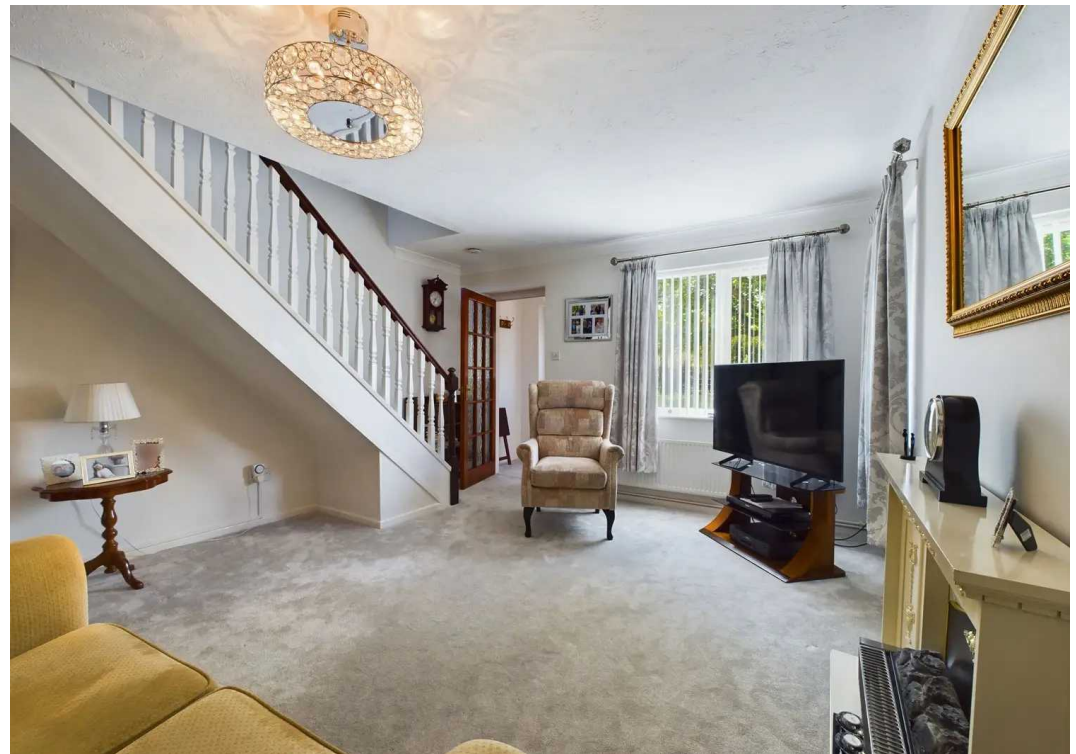
#### **AGENTS NOTES**

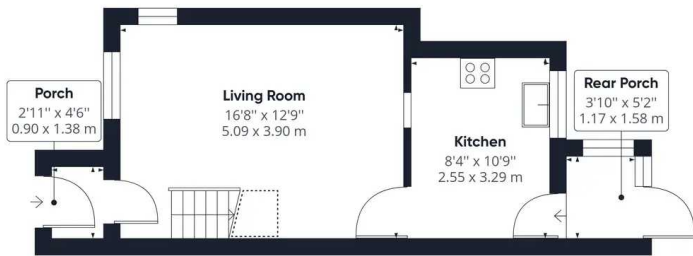
These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver 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.







Approximate total area<sup>(1)</sup>

347.39 ft<sup>2</sup>  
32.27 m<sup>2</sup>

Reduced headroom

9.58 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(Below 1.5m/4.92m)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 1



Approximate total area<sup>(1)</sup>

267.90 ft<sup>2</sup>  
24.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1 Building 1



## Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

[enquiries@ojproperty.co.uk](mailto:enquiries@ojproperty.co.uk)

[www.ojproperty.co.uk](http://www.ojproperty.co.uk)

 **Oliver James**  
Property Sales & Lettings