

£275,000

Wagstaffe Close, Ramsey, Huntingdon PE26 1LB



To arrange a viewing call us now on 01354 694900

This BEAUTIFULLY PRESENTED three bedroom semi detached house is crisp and modern throughout and has the benefit of a fully integrated kitchen plus ample off road parking.

The accommodation comprises modern kitchen/breakfast room, spacious lounge/diner and the convenience of a ground floor cloakroom.

Upstairs there are three double bedrooms, one EN-SUITE and family bathroom.

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

##### HALL

Stairs rising to first floor, storage cupboard.

##### WC

1.52m (5') x 1.11m (3'8")  
Fitted with a low level WC and hand wash basin.

##### KITCHEN/BREAKFAST ROOM

3.27m (10'9") x 2.93m (9'7")  
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated dishwasher, washing machine and fridge/freezer, wall mounted gas boiler, tiled floor and window to front.

##### LOUNGE/DINING ROOM

5.70m (18'8") x 3.92m (12'10")  
Window to rear, double doors leading out to rear garden.

#### FIRST FLOOR

##### MASTER BEDROOM

3.46m (11'4") x 3.07m (10'1")  
Window to front, feature wood panelling.

##### EN-SUITE

2.99m (9'10") x 1.19m (3'11")  
Fitted with a 1 1/2 width shower cubicle, low level WC and hand wash basin. Window to front.

##### BEDROOM 2

3.21m (10'6") x 2.60m (8'6")  
Window to rear.

##### BEDROOM 3

3.19m (10'6") x 3.02m (9'11")  
Window to rear.

##### BATHROOM

2.09m (6'10") x 1.95m (6'5")  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin.

#### OUTSIDE

An extensive driveway to one side provides ample off road parking and a side gate leads to the rear where the garden is laid mainly to lawn with patio area and flower borders.

#### SERVICES

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

#### AGENTS NOTE

Please note that there are management fees payable for maintaining the 'open areas' which is approx. £250 p.a.

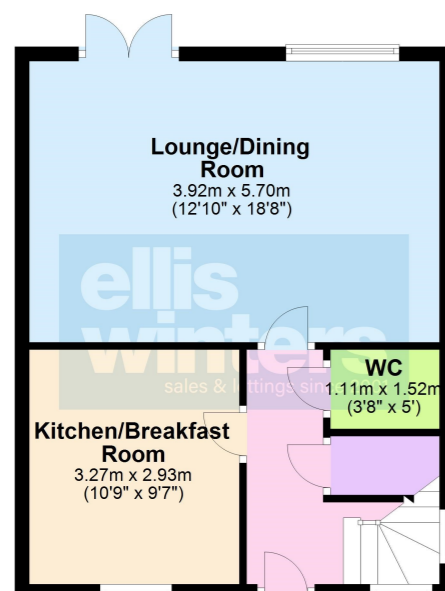
This property can also be purchased on a Shared Ownership basis. Please contact us for more information.

Huntingdonshire District Council –  
Tax band B

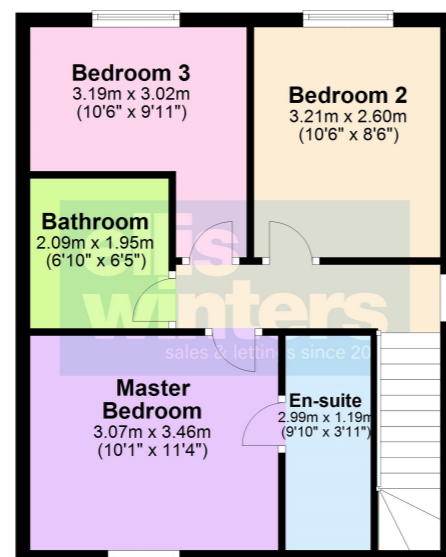
Energy rating - B

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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