



47 Mill Lane, Ramsey
£245,000

 **Oliver James**
Property Sales & Lettings



47 Mill Lane

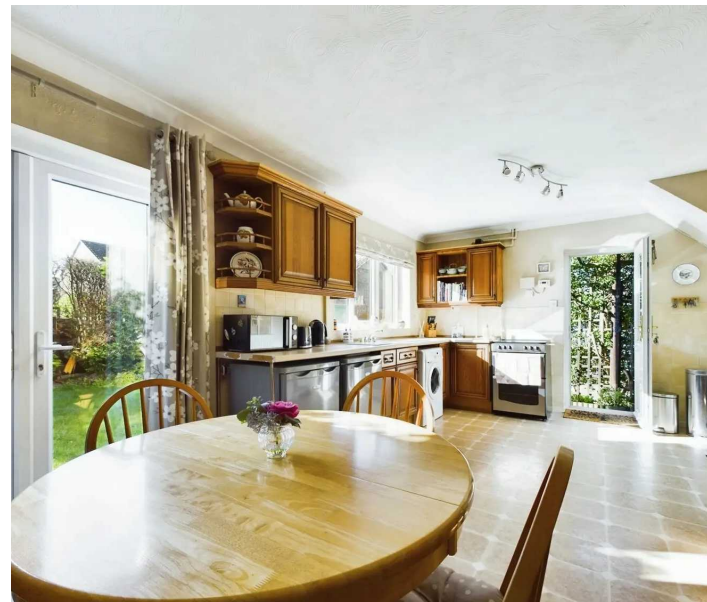
Ramsey, Huntingdon

A well positioned semi-detached home, close to the playing fields, situated on a larger than average corner plot with single garaging. No chain.

Council Tax band: B

Tenure: Freehold

- A well situated semi-detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 816 sq/ft / 75 sq/metres.
- Ideally placed on a larger than average corner plot.
- Single garage.
- A beautifully presented south facing garden.
- The Property is offered for sale with no forward chain.
- Offering potential for extension, subject to consent.
- Ideally placed within walking distance of Ramsey Town Centre, schooling & amenities.
- EPC: C.



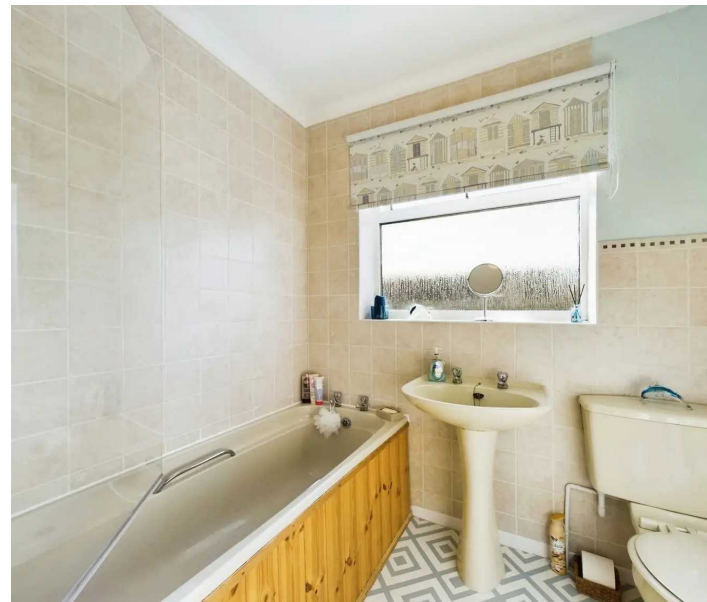
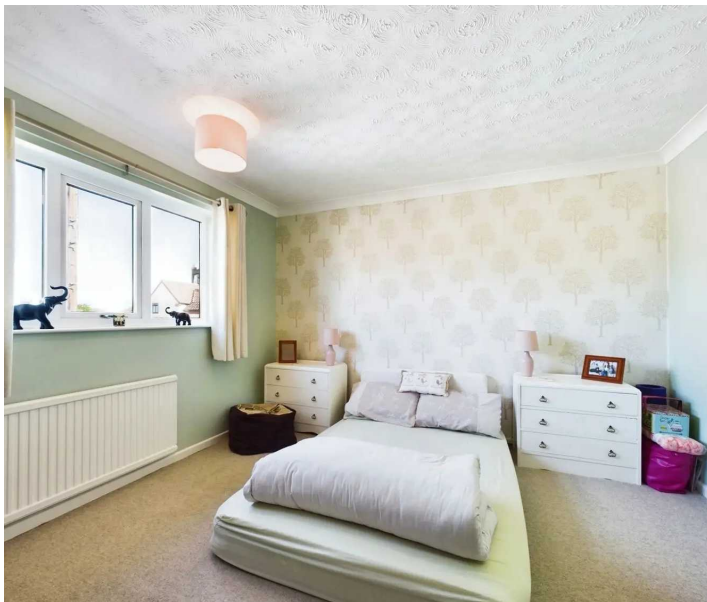


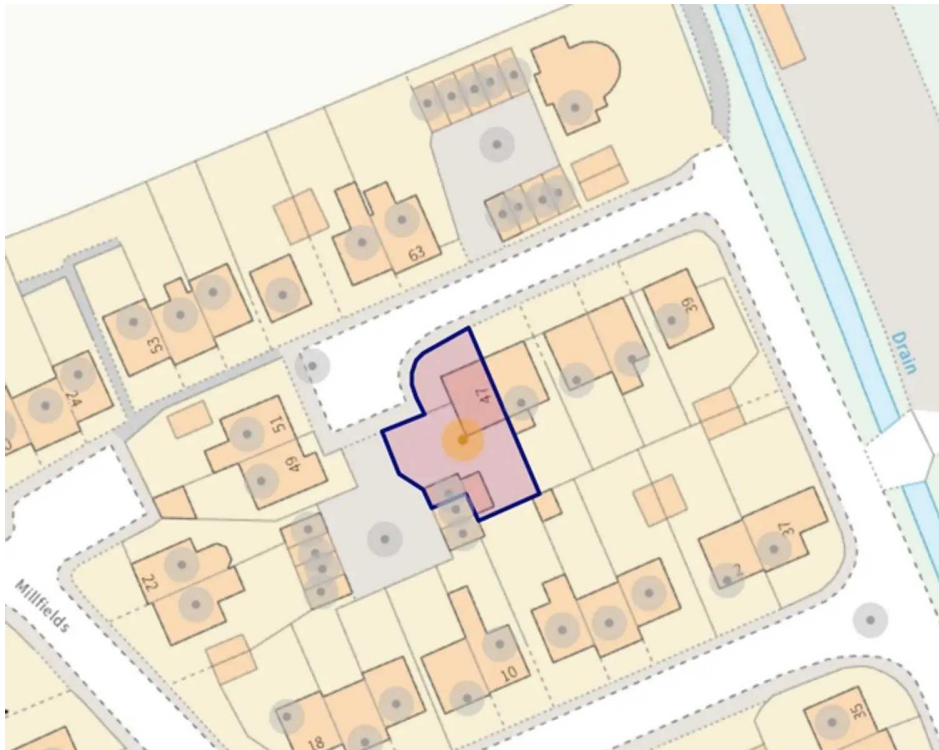
INTRODUCTION

The property is very well positioned, tucked away in a no through road on corner plot. There is a small porch to the front with access through into the living room which has a large window to the front elevation. The kitchen / diner has a door to the side and rear into the garden and is a lovely size with the option of reconfiguring or possibly extending, subject to the relevant consent. Upstairs are there bedrooms, two double and one single rooms with a family bathroom. The garden wraps around the property and is beautifully presented with garaging to the rear.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

