

£290,000

Station Road, Ramsey, Huntingdon PE26 1JA



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

Offered for sale with NO FORWARD CHAIN, this EXTENDED three bedroom DETACHED family home benefits from off road parking (with potential for more) plus a single GARAGE and workshop/office.

The accommodation comprises separate living and dining rooms, kitchen/breakfast room with utility in support plus a lovely family room with patio doors out to the garden.

Upstairs there are three bedrooms and the family bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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**GROUND FLOOR**

**LIVING ROOM**

4.94m (16'2") max. x 3.61m (11'10")  
Window to front, stone fireplace housing gas fire.

**KITCHEN/BREAKFAST ROOM**

5.85m (19'2") x 3.08m (10'1")  
Fitted with a matching range of wall and base units with space for a freestanding cooker, floor standing gas boiler, windows to rear.

**UTILITY**

2.12m (6'11") x 2.10m (6'11")  
Fitted with a base unit housing a sink and drainer, plumbing for washing machine, space for fridge/freezer, window to rear, door out to garden.

**DINING ROOM**

3.85m (12'8") max. x 3.04m (10')  
Window to side, open plan to family room.

**FAMILY ROOM**

4.26m (14') x 4.00m (13'1")  
Patio door out to rear garden.

**FIRST FLOOR**

**BEDROOM 1**

3.61m (11'10") x 3.40m (11'2")  
Window to front.

**BEDROOM 2**

3.80m (12'6") x 2.63m (8'8")  
Window to rear, airing cupboard and fitted wardrobe.

**BEDROOM 3**

2.60m (8'6") max. x 2.34m (7'8")  
Window to front, fitted wardrobe.

**BATHROOM**

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

**OUTSIDE**

The front garden is enclosed by a low level wall and the garden area has feature tree, lawn and shrub borders.

**SINGLE GARAGE**

5.74m (18'10") x 3.05m (10')  
standard up and over door, power and light.  
There is a separate side courtesy door leading into the rear garden

The rear garden is laid to lawn with mature borders and veggie area.

There is also the convenience of an outside WC.

**WORKSHOP/OFFICE**

5.76m (18'11") x 4.00m (13'1")  
Door and window to side, power and light.

**SERVICES**

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

**TENURE**

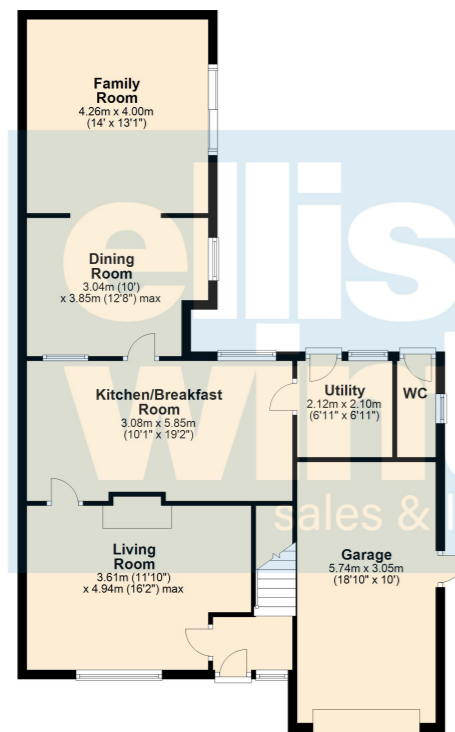
Freehold

**Energy rating - E**

Huntingdonshire District Council tax band 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

