



285 Ugg Mere Court Road, Ramsey Heights

Guide Price **£400,000**

 **Oliver James**
Property Sales & Lettings



285 Ugg Mere Court Road

Ramsey Heights, Huntingdon

A lovely sized and well presented, detached, four bedroom home on a large plot of 0.21 acres with panoramic countryside views to the rear.

Council Tax band: E

Tenure: Freehold

- ### Offers invited between £400,000 to £410,000 ###
- Established detached home in non estate setting.
- Four generously sized bedrooms.
- The Gross Internal Floor Area is approximately 1451 sq/ft / 134 sq/metres.
- A total plot size of 0.21 acres.
- En suite shower room and family bathroom.
- Approximately 3.6 miles to local amenities in Ramsey.
- 11.6 miles to Peterborough Train Station.
- Driveway parking for numerous vehicles.
- Idyllic rural setting with countryside views.
- EPC: C.





INTRODUCTION

Offers invited between £400,000 - £410,000 ###
The property sits on a plot of 0.21 acres with a large gravelled driveway to the front providing parking for numerous vehicles. The living room is a cosy room with a multi fuel burner and the dining room to the rear. The kitchen has been fitted with a smart range of cupboard units and fitted worksurface with a handy utility / pantry area to the side. The garage has been converted to provide additional living space which could be used as a home office, play room or study. Upstairs are four good size bedrooms, the principal of which has an en-suite shower room and a further family bathroom. The garden is lovely, split into different areas and vegetable plots with panoramic countryside views to the rear.

LOCATION

Located in the countryside village of Ramsey Heights, Ugg Mere Court Road is approximately mid-way between Peterborough City Centre and Huntingdon Town Centre, both some 11 miles away, and only 3.6 miles from Ramsey Town which hosts a range of independent shops, schools (nursery, primary and secondary), three supermarkets, two medical centres, a dentist and a good selection of pubs, cafes and restaurants. Ramsey is a heritage-rich market town which grew up around its Abbey and, prior to the 12th century, was once one of the most important monastic institutions in England. There are many historical sites around the area worth exploring, including the river that runs beneath the centre of the town after it was covered by the Great Whyte street in 1852. Huntingdon and Peterborough train stations have fast lines into London Kings Cross taking only 45 minutes, and a guided bus from Huntingdon goes straight into Cambridge City.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(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		81
(69-80)	C	73	
(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	

