



24 Field Road, Ramsey

Offers Over **£250,000**

 **Oliver James**
Property Sales & Lettings



24 Field Road

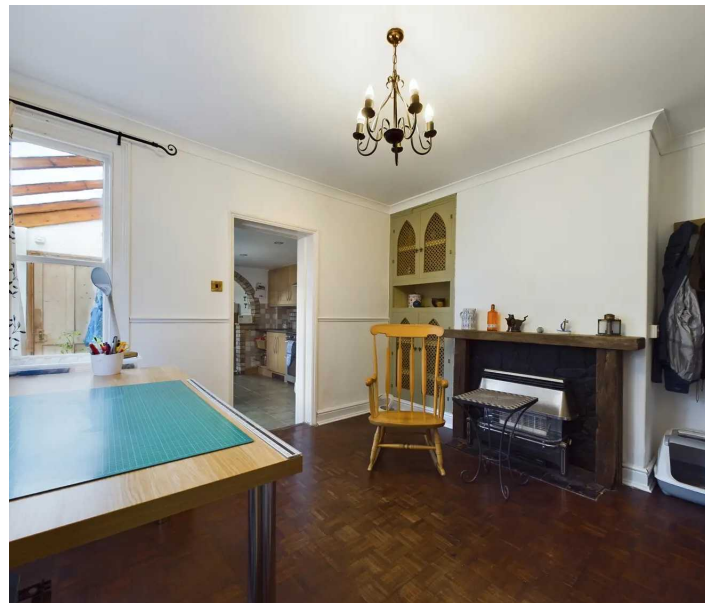
Ramsey, Huntingdon

A lovely Victorian home with driveway parking and a south / easterly 127 ft long garden, situated in a great location within walking distance of local amenities and shops. Offered with no forward chain.

Council Tax band: B

Tenure: Freehold

- Semi-detached Victorian home.
- Three bedrooms.
- Three reception rooms, downstairs cloakroom and upstairs bathroom.
- The Gross Internal Floor Area is approximately 920 sq/ft / 85 sq/metres.
- The Total Plot Size is approximately 0.10 acres.
- A lovely south / easterly facing garden measuring approximately 39 metres (127 feet) x 5.77 metres (18.99 feet).
- Ideally placed within walking distance of schooling, shops and Ramsey centre.
- Driveway parking for multiple vehicles.
- The Property is offered with no forward chain.
- EPC: D.





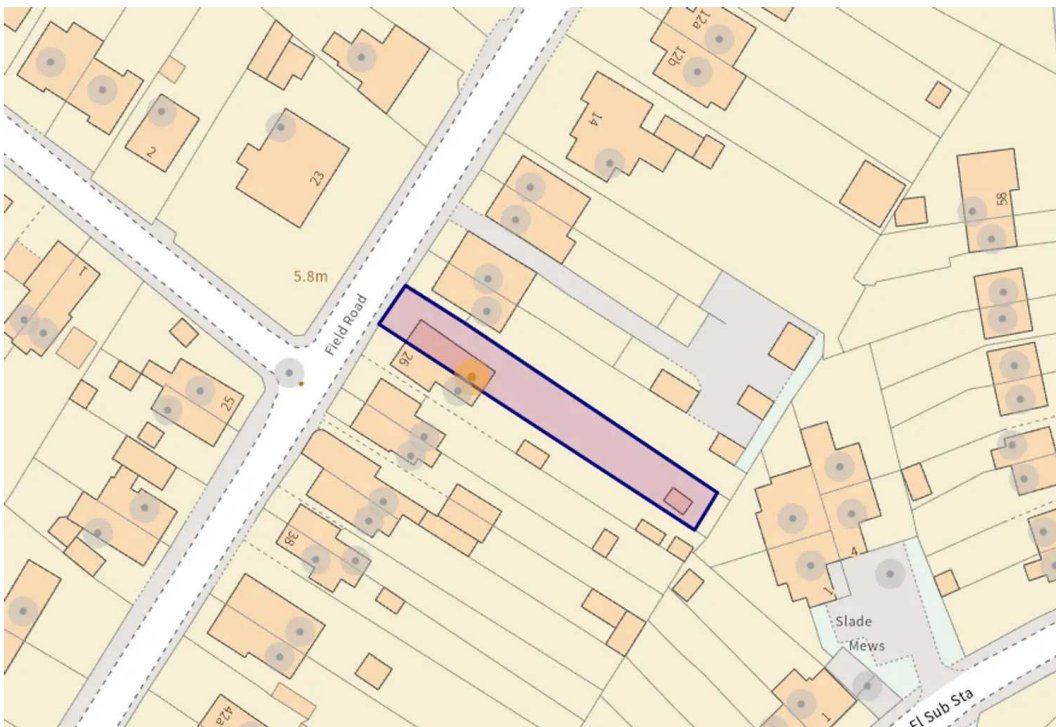
INTRODUCTION

This Victorian home has access to the side of the property via a handy porch with a downstairs cloakroom and space for shoes and coats which leads into the kitchen, which is well appointed with a range of cupboard units and worksurfaces. The dining room has been extended to the rear with a vaulted ceiling and has sliding doors leading onto the patio area, ideal for entertaining. There is still a separate living room to the front with storage shelves and cupboards and the front door which takes you out onto Field Road. Upstairs are three bedroom, two double rooms and one single which is currently used as an office. The bathroom has a window to the side with a range of tiling and a white three piece suite with a shower over the bath. The total plot is 0.10 acres with the rear garden being ideal for budding or established gardeners being 127 ft in length and pleasantly presented with different seating areas and space for vegetable plots, flowers and mature trees and shrubs.

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		
(55-68)	D	66	
(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		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

