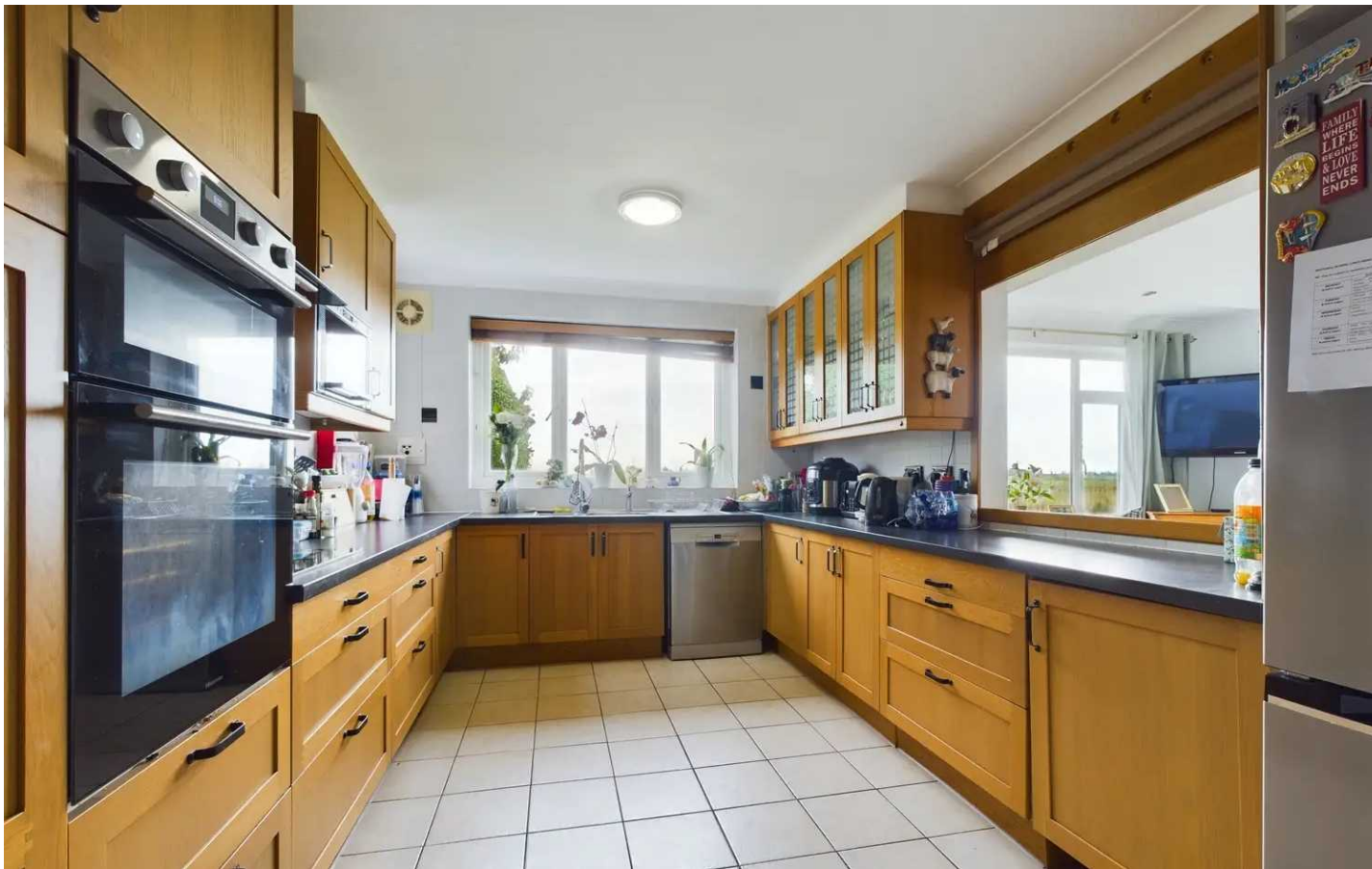




Kes-en-Nil Warboys Road, Ramsey
£425,000

 **Oliver James**
Property Sales & Lettings



Kes-en-Nil Warboys Road

Ramsey, Huntingdon

A unique detached residence of 1,345 ft² / 125 m² with tandem garaging and outbuildings sitting on a plot of 0.20 acres with far reaching views over open countryside. No chain. Council Tax band: E

Tenure: Freehold

- Detached three bedroom, unique, single storey residence.
- The Gross Internal Floor Area is approximately 1,345 sq/ft / 125 sq/metres.
- A Total Plot Size of approximately 0.20 acres.
- Potential for extension or reconfiguration, subject to permission.
- A large tandem garage measuring approximately (29' 4" x 8' 11")
- A principal bedroom with en-suite shower room and fitted wardrobes.
- Panoramic views over open rolling countryside.
- Situated on the outskirts of Bury, close to local amenities, schooling and transport links.
- No forward chain.
- EPC: F.



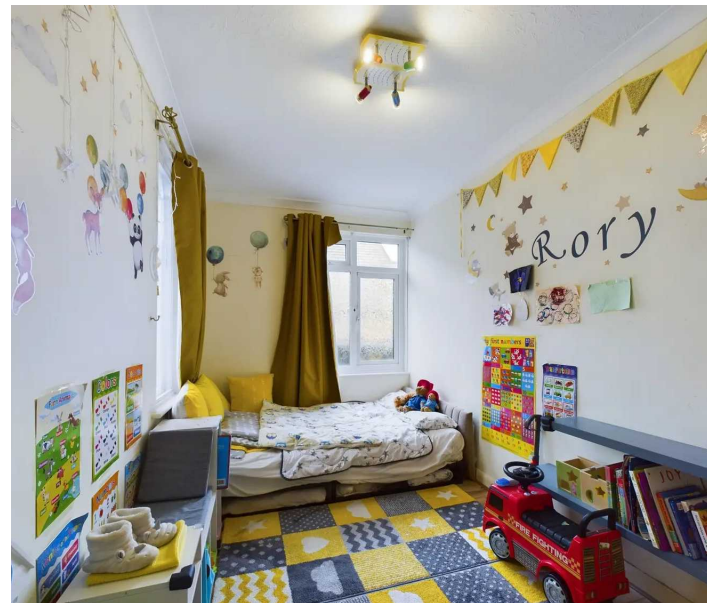


INTRODUCTION

The property is light and airy throughout with views over the open fields to the side and rear. The three bedrooms are all well proportioned with the principal having an en-suite shower room and an array of fitted wardrobes and storage. The kitchen has views to the side and is fitted with an extensive range of cupboard units with a large open serving hatch to the living room. The living / dining room has plenty of space with french doors to the rear and a little study or office situated just off. Externally there is a car port to the front, a tandem garage with power and lighting as well as an additional laundry room all with under cover access. Although permission has not been approved, the current owner has had plans drawn up to reconfigure the current accommodation to convert the existing garaging and laundry room to bedrooms which would take advantage of the westerly facing views over countryside.

LOCATION

The village of Bury is located on the outskirts of Ramsey, with a shop and primary school. Located approximately 9 miles North of Huntingdon, Ramsey boasts a selection of local independent shops, schooling as well as a large Supermarket and a Town library. Ramsey is well served by local buses, having regular and direct routes to St Ives, Huntingdon and Peterborough as well as from nearby villages. The main line train to Kings Cross from Huntingdon takes just 50 minutes and is located just 11 miles away, an approximately 20/25 minute drive.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(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		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

