

£270,000

Westfield Road, Ramsey, Huntingdon PE26 1JR



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this spacious three bedroom semi detached house is set on a GOOD SIZE PLOT and has ample off road parking with scope for more, if required.

An IDEAL FAMILY HOME the accommodation comprises kitchen/diner, living room with office area, conservatory and the convenience of a ground floor WC.

Upstairs there are three good size bedrooms plus a modern re-fitted bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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GROUND FLOOR

HALL

Window to front, stairs rising to first floor.

LIVING ROOM

4.87m (16') x 2.00m (6'7")

Dual aspect windows to both front and side, fireplace with gas fire – potential to open for wood burner etc.

OFFICE AREA

2.86m (9'5") x 1.80m (5'11")

Window to rear, open plan with living room.

KITCHEN/DINING ROOM

5.30m (17'5") x 3.32m (10'11")

Fitted with a matching range of wall and base units housing freestanding electric cooker, plumbing for washing machine and space for fridge/freezer. Window to rear.

CONSERVATORY

3.52m (11'6") x 2.75m (9')

Brick and upvc construction, radiator, double doors out to rear garden.

LOBBY

Storage/pantry cupboard, door out to rear garden.

WC

1.81m (5'11") x 0.85m (2'9")

Fitted with a high level WC. Window to rear.

OUTSIDE

The front garden is enclosed by hedging and is laid to lawn. A driveway to one side provides ample off road parking and a gate leads to the rear.

There are various sheds and a workshop/garage with the rear garden being laid to lawn with patio area and shrub borders.

SERVICES

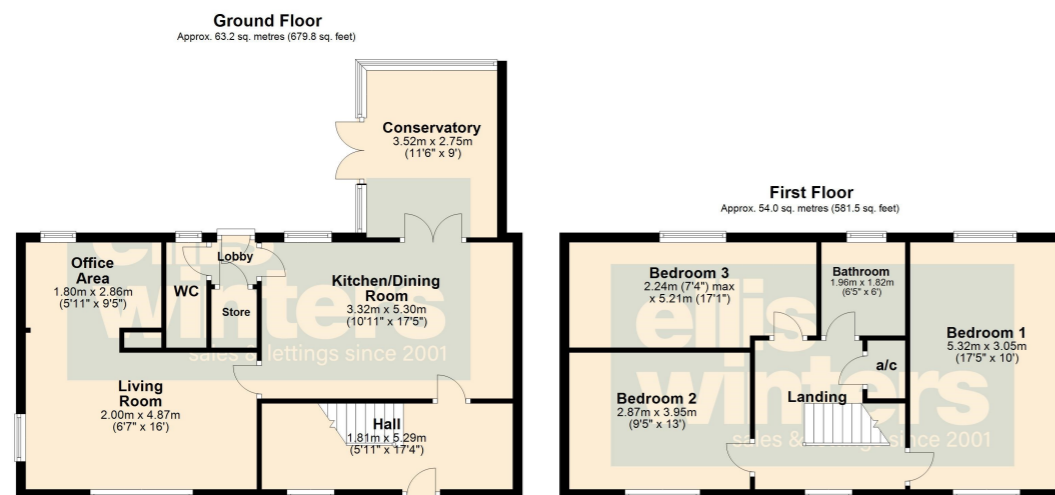
Mains gas, electricity, water and drainage. The property has gas fired central heating.

TENURE

Freehold

Huntingdonshire District Council Tax band B
Energy rating C

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.



Total area: approx. 117.2 sq. metres (1261.3 sq. feet)

FIRST FLOOR

BEDROOM 1

5.32m (17'5") x 3.05m (10')

Dual aspect windows to both front and rear.

BEDROOM 2

3.95m (13') x 2.87m (9'5")

Window to front, sloping ceiling to one side.

BEDROOM 3

5.21m (17'1") x 2.24m (7'4") max.

Window to rear, sloping ceiling to one side.

BATHROOM

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

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