



20 Carver Way, Ramsey
£450,000

 **Oliver James**
Property Sales & Lettings



20 Carver Way

Ramsey, Huntingdon

A smartly presented detached four bedroom / three bathroom home with garaging and good size garden.

Council Tax band: E

Tenure: Freehold

- Detached family home.
- Four double bedrooms.
- The Gross Internal Floor Area is approximately 1488 sq/ft / 138 sq/metres.
- Three bathrooms.
- Two reception rooms.
- Large kitchen / dining room with utility room.
- Tastefully styled and presented throughout.
- Overlooking a communal green to the front.
- Single garage with power and lighting.
- EPC: B.





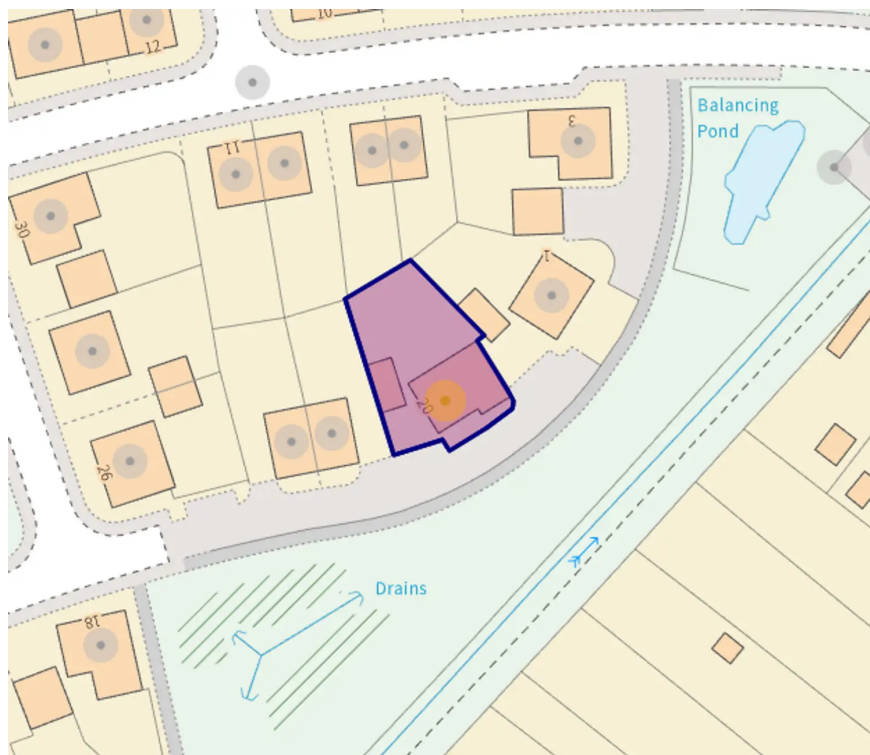
INTRODUCTION

The property is tucked away with a small cul-de-sac within the estate overlooking communal greenery. The current vendor has decorated the property in a tasteful and modern way with a large entrance hall, two reception rooms and a downstairs cloakroom with a large kitchen / dining room to the rear of the property with integrated appliances as well as a separate utility room. Upstairs are four bedrooms, two of which have en-suite shower rooms as well as a well appointed family bathroom. Externally the garden is a lovely size with a single garage to the side.

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		93
(81-91) B	85	
(69-80) C		
(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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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