



176 Oilmills Road, Ramsey

Offers in Region of **£265,000**

 **Oliver James**
Property Sales & Lettings



176 Oilmills Road

Ramsey, Huntingdon

A well proportioned three bedroom / two bathroom home with plenty of driveway parking, good size garden and countryside views to the rear elevation.

Council Tax band: C

Tenure: Freehold

- Three bedrooms.
- Semi detached home.
- Downstairs cloakroom & family bathroom.
- A timber workshop measuring approximately 12' 5" x 7' 9" (3.78m x 2.36m).
- The Gross Internal Floor Area is approximately 870 sq/ft / 80 sq/metres.
- En-suite shower room to the principal bedroom.
- Driveway parking to the front for three to four vehicles.
- Lovely open plan kitchen / diner and separate living room.
- EPC: C.
- Countryside views to the rear elevation.





INTRODUCTION

A semi detached home which is set back from the road offering spacious accommodation within a countryside setting. The property benefits from a large kitchen / diner to the rear with french doors leading into the garden as well as a good size living room to the front and a downstairs cloakroom. Upstairs are three well proportioned bedrooms, the principal of which has an en-suite shower room and a family bathroom. Externally the property benefits from a sense of space with a large driveway and good size rear garden with decked seating area for enjoying the evening sun.

LOCATION

Located in the fenland village of Ramsey Mereside, Oilmills Road is approximately mid-way between Peterborough City Centre and Huntingdon Town Centre, both some 12 miles away, and only a couple of 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. 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		87
(69-80) C	73	
(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		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

