

£220,000

Herne Road, Ramsey St Marys, Ramsey,
Huntingdon PE26 2TD



To arrange a viewing call us now on 01354 694900

This two bedroom DETACHED BUNGALOW is BEAUTIFULLY presented throughout and is READY TO simply MOVE IN and enjoy.

With the benefits of a re-fitted kitchen and bathroom, good size rear garden plus ample off road parking there are so many positives with this property.

The accommodation comprises kitchen/breakfast room, living room, two double bedrooms and bathroom.

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LOUNGE

4.85m (15'11") x 3.29m (10'10")

KITCHEN/BREAKFAST ROOM

4.07m (13'4") x 3.08m (10'1")

BEDROOM ONE

3.46m (11'4") x 3.29m (10'10")

BEDROOM TWO

3.46m (11'4") x 3.21m (10'6")

BATHROOM

OUTSIDE

The front garden is enclosed by low level fencing and is laid to lawn. A driveway provides ample off road parking. To the rear, the extensive garden is laid mainly to lawn with hedge borders.

AUCTIONEERS COMMENTS

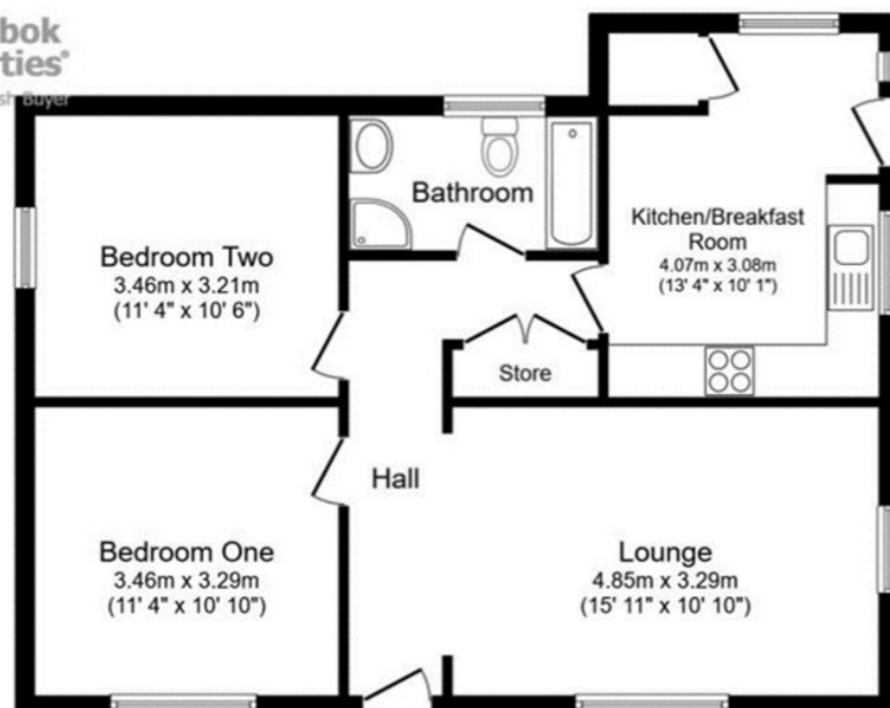
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc. VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Huntingdonshire District Council tax band C
Energy rating E

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.



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