



**15 Banks End, Ramsey**  
**£240,000**

 **Oliver James**  
Property Sales & Lettings



## 15 Banks End

Ramsey, Huntingdon

Ideally situated on a corner plot with a south / west facing garden and private driveway with well presented accommodation throughout.

Council Tax band: B

Tenure: Freehold

- End of terrace home.
- Two double bedrooms with built-in wardrobes.
- The Gross Internal Floor Area is approximately 721 sq.ft. / 67 sq.metres.
- Recently refitted shower room & additional downstairs cloakroom.
- UPVC double glazing and gas fired central heating.
- A 5 minute walk to Ramsey Town Centre and local amenities.
- A fully enclosed west facing rear garden.
- A recently upgraded contemporary kitchen.
- One private parking space and visitor parking available.
- EPC: C.





## INTRODUCTION

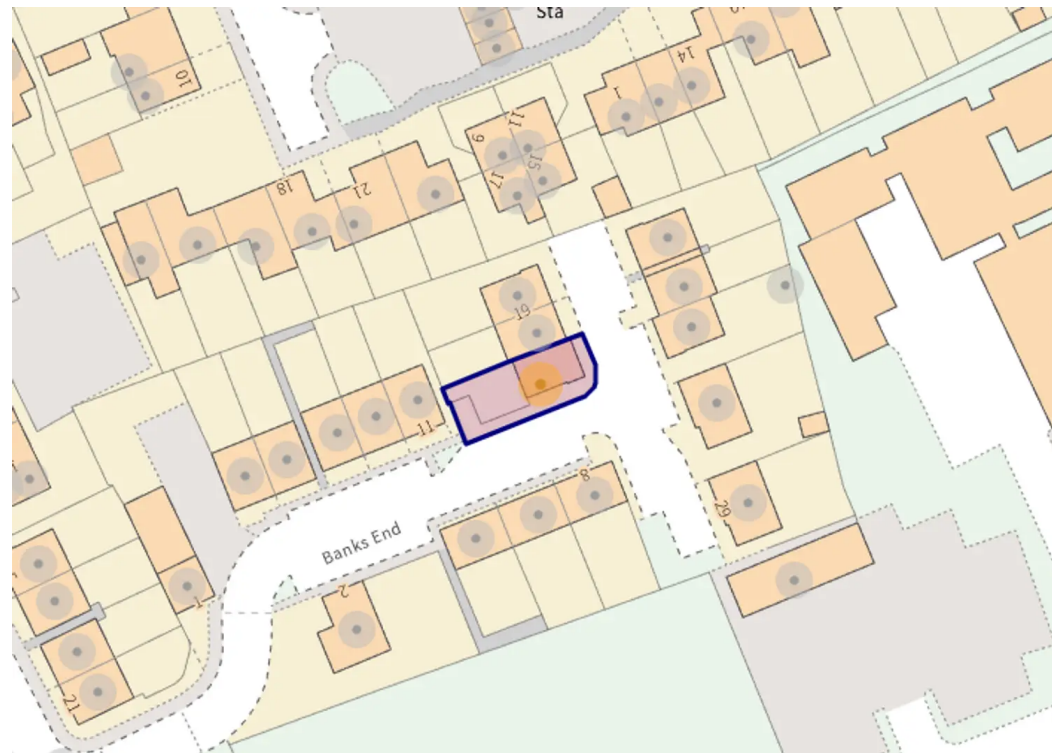
Ideally located within a popular cul-de-sac location just a 5 minute walk from the hustle and bustle of Ramsey High Street the property is tucked away on a corner plot with west facing garden benefiting from the evening sun. There is also a large timber shed, ideal for storage. The accommodation is all well proportioned with a spacious living room with French doors to the rear garden, a downstairs cloakroom and a recently upgraded kitchen with an array of cupboard units and worktop space. Both bedrooms are double rooms and benefit from built-in wardrobes with a further contemporary, recently upgraded, shower room as well. There is a private car parking space to the rear of the property benefiting from an electric car charging point.

**EPC Rating: C**

## LOCATION

Old Station Road is a small cul-de-sac situated on the outskirts of the historic town of Ramsey which is located approximately 9 miles north of Huntingdon and 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
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