



81 Newtown Road, Ramsey

Guide Price **£525,000**

 **Oliver James**
Property Sales & Lettings



81 Newtown Road

Ramsey, Huntingdon

A stunning, detached, family home with south facing garden, ideally located on a corner plot with garaging and additional workshop space. Council Tax band: E

Tenure: Freehold

- Four bedrooms.
- Extended detached family home.
- The Gross Internal Floor Area is approximately 1,894 sq.ft. / 176 sq.metres.
- A spacious corner plot totalling 0.13 acres.
- South / west facing rear garden.
- Detached garage and additional workshop space.
- Comprehensively re-fitted and upgraded by the current owner.
- Beautifully re-fitted kitchen and four piece family bathroom.
- Potential for further extension, subject to the relevant consent.
- EPC: TBC.





INTRODUCTION

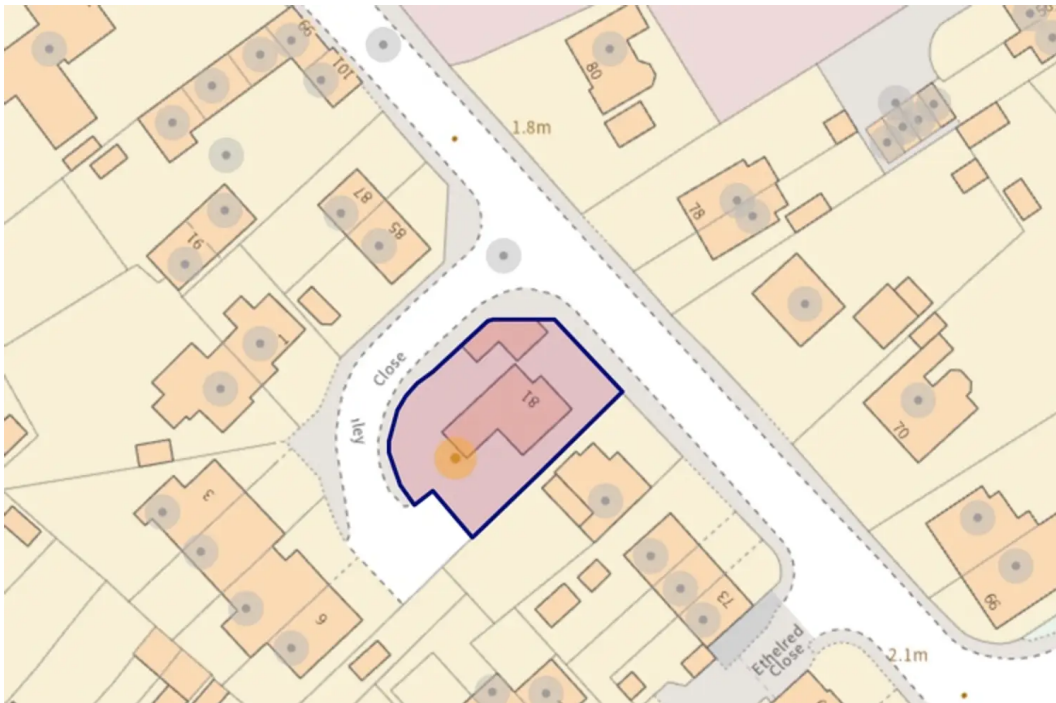
This lovely and spacious detached home is ideally located on a corner plot benefiting from a sunny south / west rear garden which is perfect for entertaining guests and family life. The property has been meticulously upgraded and re-fitted by the current owner to provide this stunning family home. The accommodation is spacious and versatile with an interlinking living room, study and family room with doors into the rear garden. The kitchen / breakfast room has been beautifully re-fitted and is a fantastic social space with open doors into the separate dining room. Upstairs there are three large double and one single bedroom as well as a large, four piece suite, family bathroom. All of the local amenities, schooling and independent shops are within walking distance with Huntingdon and Peterborough just being a 20 minute and 25 minute drive away respectively.

EPC Rating: C

LOCATION

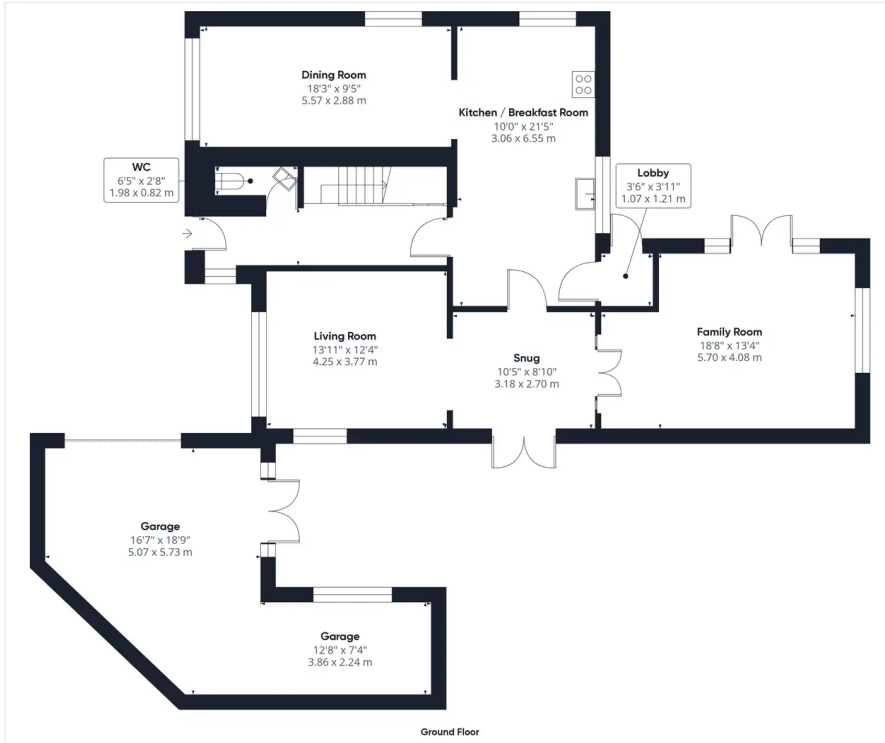
The property is nestled within walking distance of the High Street & amenities in the small market town of Ramsey, located north of the larger towns of Huntingdon and St Ives. Ramsey town itself offers a wide range of amenities including a range of independently run shops, restaurants, a leisure centre 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	80
England, Scotland & Wales		EU Directive 2002/91/EC	



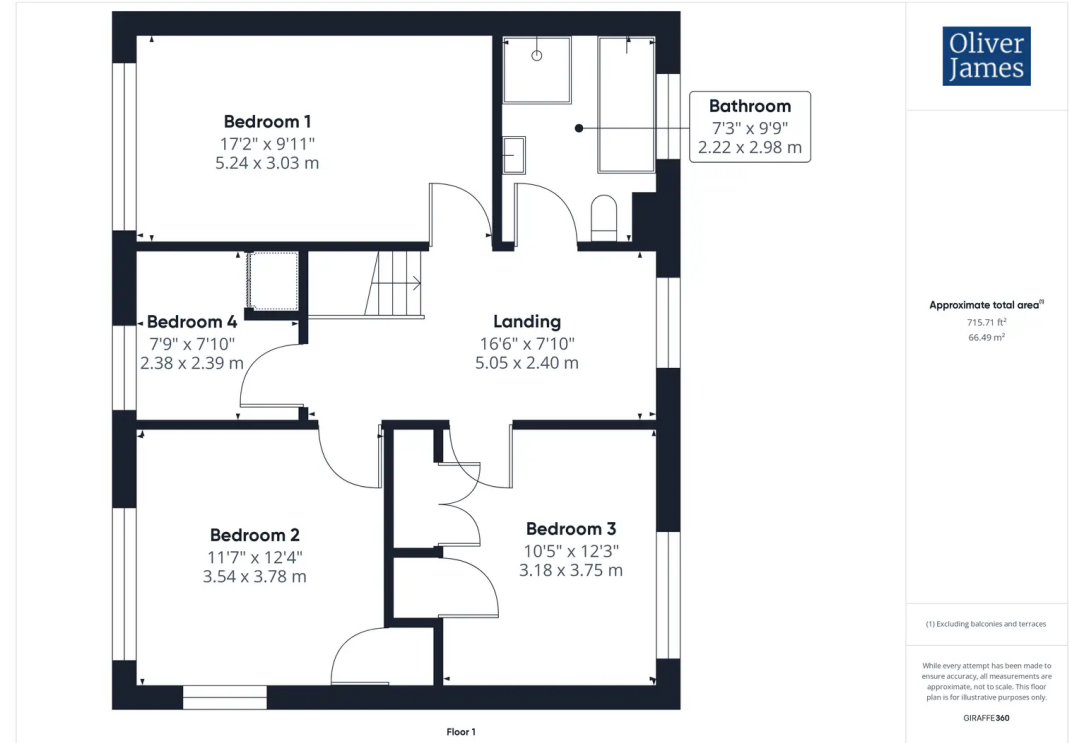
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Approximate total area⁽¹⁾
1437.48 ft²
133.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
715.71 ft²
66.49 m²

(1) Excluding balconies and terraces

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