

£295,000

Lion Close,  
Ramsey St Marys, Ramsey, Huntingdon PE26 2SP



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this fabulous three bedroom LINK DETACHED house is set in a CUL-DE-SAC location and has ample off road parking, single GARAGE and a good sized rear garden. The accommodation comprises separate living and dining rooms, kitchen with utility in support, living room, cloakroom, three bedrooms and family bathroom.

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#### GROUND FLOOR

##### PORCH

Entrance door leading in.

##### WC

1.87m (6'2") x 0.77m (2'6")  
Fitted with a low level WC and hand wash basin. Window to front.

##### LIVING ROOM

4.97m (16'4") x 3.47m (11'5")  
Windows to both front and side. There is a disconnected gas point for a fireplace if required. Our seller blocked up the fireplace which could easily be re-opened if required. The chimney breast is located on the outside of the property.

##### DINING ROOM

2.94m (9'8") x 2.59m (8'6")  
Window to rear, door leading out to rear garden.

##### KITCHEN

2.96m (9'9") x 2.68m (8'10")  
Fitted with a modern range of wall and base units with freestanding cooker, single sink and drainer which has water softener fitted. Window to rear.

##### UTILITY

2.88m (9'5") x 1.75m (5'9")  
Fitted with a single sink and drainer, wall mounted boiler which was installed in January 2024, plumbing for washing machine. Window to rear.

#### FIRST FLOOR

##### BEDROOM 1

4.20m (13'9") x 3.12m (10'3")  
Fitted wardrobes and over bed storage, access into loft space, window to front.

##### BEDROOM 2

3.70m (12'2") x 3.08m (10'1")  
Window to rear, fitted shelving.

##### BEDROOM 3

2.30m (7'7") x 2.29m (7'6")  
Window to front, fitted shelving.

##### BATHROOM

2.17m (7'1") x 1.89m (6'2")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to rear.

#### OUTSIDE

The front garden is open plan with an area of lawn plus a gravel area providing ample off road parking.

The single garage 5.00m (16'5") x 2.73m (8'11") has electric remote door, power and light plus a water tap.

To the rear, the garden is laid mainly to lawn with patio area, flower/shrub borders, and storage shed.

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. There is also a burglar alarm at the property.

#### AGENTS NOTE

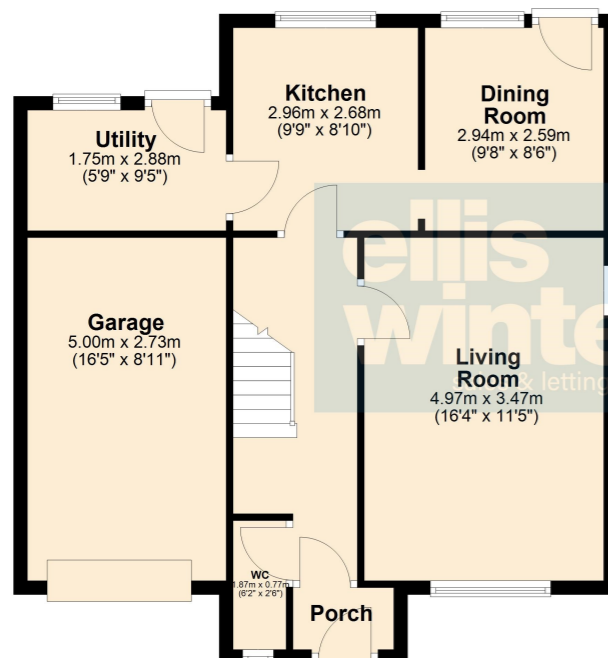
Our seller is more than willing to leave the washing machine, fridge/freezer and cooker, if required.

#### TENURE - Freehold

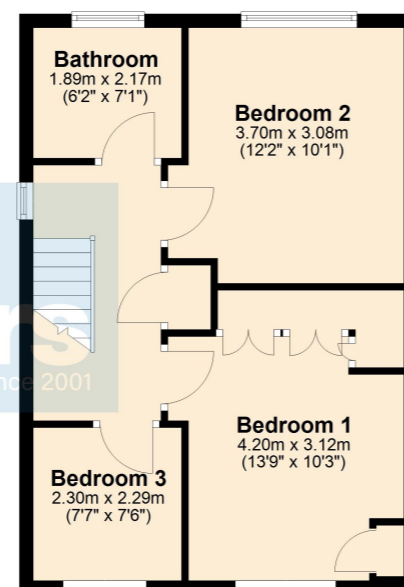
Huntingdonshire Council tax band C  
Energy rating TBA

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.

#### Ground Floor



#### First Floor



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