

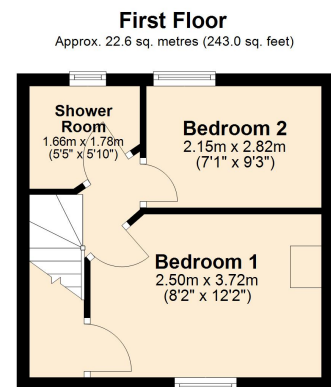
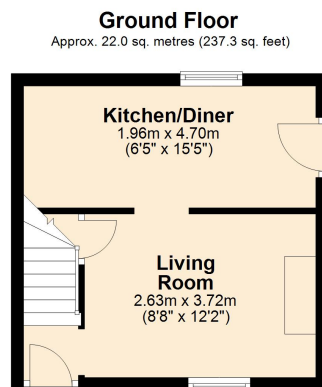
£140,000

Marriotts Yard, Ramsey, Huntingdon PE26 1HN



To arrange a viewing call us now on 01354 694900

Discover the charm of this DELIGHTFUL two-bedroom COTTAGE, perfect for first-time buyers or savvy investors seeking a promising opportunity. Ideally situated near a wealth of amenities, this cozy home features a welcoming kitchen/diner that invites culinary creativity, a comfortable living room perfect for relaxation, and two inviting bedrooms that offer a peaceful retreat. The modern shower room adds convenience to your daily routine. Step outside to enjoy the fully enclosed courtyard garden, a lovely space for outdoor gatherings or quiet moments in the sun. Don't miss out on this fantastic property — schedule a viewing today!



Total area: approx. 44.6 sq. metres (480.3 sq. feet)

# £140,000

## Marriotts Yard, Ramsey, Huntingdon PE26 1HN



### GROUND FLOOR

#### Kitchen/Diner

4.70m (15'5") x 1.96m (6'5")

Fitted with a matching range of wall and base units housing 1 ½ sink and drainer, eye level electric oven and separate hob, plumbing for washing machine and space for tumble drier and fridge/freezer, breakfast bar area, tiled floor, window to rear, door out to garden.

### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

### Freehold

Huntingdonshire District Council tax band A  
Energy rating E

### NO FORWARD CHAIN

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.



### Living Room

3.72m (12'2") x 2.63m (8'8")

Window to front, feature fireplace opening, tiled floor, under stairs cupboard.

### FIRST FLOOR

#### Bedroom 1

3.72m (12'2") x 2.50m (8'2")

Window to front, over stairs cupboard.



#### Bedroom 2 2.82m (9'3") x 2.15m (7'1")

Window to rear.

#### Shower Room

1.78m (5'10") x 1.66m (5'5")

Fitted with a corner shower cubicle, low level WC and hand wash basin set within vanity unit. Fully tiled walls and window to rear.

### OUTSIDE

There is a courtyard garden to the side of the property which is fully enclosed and has NO rights of way over it. It is paved for ease of maintenance.



Please note there is no off road parking with this property.



Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)