



Guide price of

£325,000 - £350,000 Vulcan Close, Ramsey, Huntingdon PE26 2QY



To arrange a viewing call us now on 01354 694900

Tucked away in a quiet cul-de-sac, this four bedroom semi-detached home is well laid out and versatile, offering generous living space. The accommodation is arranged over two floors with the ground floor offering entrance hall, lounge, and a bright and spacious kitchen/diner which is perfect for family gatherings and entertaining. There is also a downstairs cloakroom. Upstairs, discover four bedrooms: the master is a comfortable double featuring an en-suite with a double shower, access to a secondary loft, and French doors opening onto a balcony with scenic views; there is a further generous double bedroom, a third double bedroom (this one boasting a feature bay window), and a fourth bedroom. The property also offers potential for conversion of the main loft (plans available).

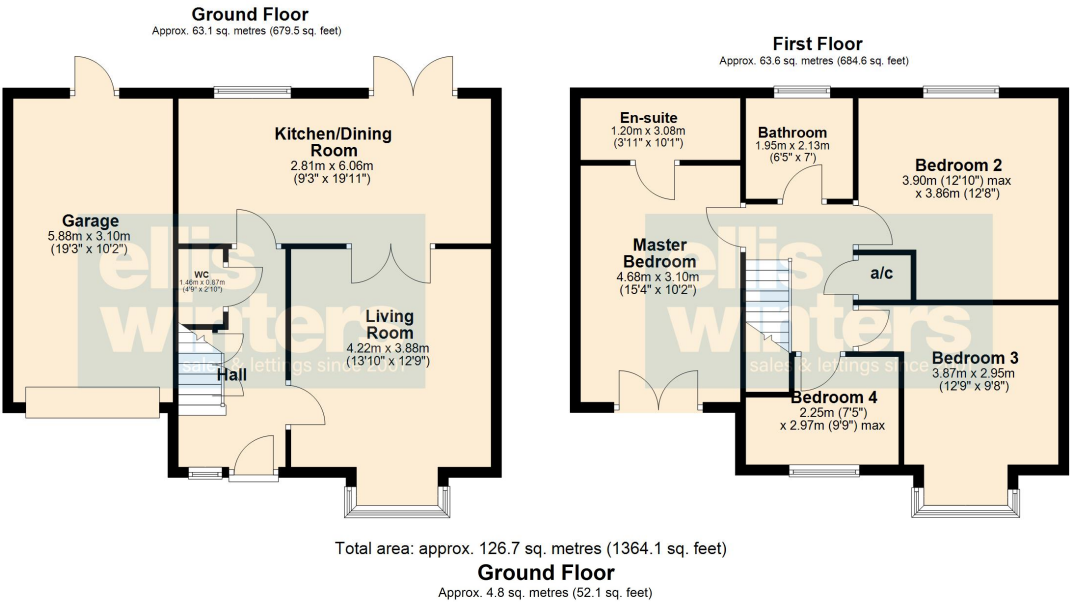
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GROUND FLOOR

Hall
Obscure double glazed door to front with pull out storage with shoe racks and coat hooks.

Lounge
4.22m (13' 10") x 3.88m (12' 9")
Radiator, feature bay window to front offering views over green land, with double doors opening into the kitchen/dining room, providing versatile living and hosting spaces.

Kitchen/Dining Room
6.06m (19' 11") x 2.81m (9' 3")
Fitted kitchen featuring a range of wall and base units and complementary work surfaces. It includes an integrated induction hob with an extractor unit above, plus space for a fridge/freezer, washing machine, and dishwasher. There is a single bowl sink unit with drainer. Radiator, window to rear and French doors opening onto the rear garden.

WC
1.46m (4' 9") x 0.84m (2' 10")
Pedestal wash hand basin, low level wc.

FIRST FLOOR

Landing
Airing cupboard. Access to the boarded main loft space via a fitted loft ladder.

Master Bedroom
4.68m (15' 4") x 3.10m (10' 2")
Double bedroom with access to secondary loft, radiator, and French doors to balcony with scenic views.

En-suite
1.2m (3' 11") x 3.10m (10' 2")
Double shower unit, radiator, obscure window, low level wc and hand wash basin.

Bedroom 2
3.9m (12' 10") max x 3.86m (12' 8")
A generous double bedroom with radiator and window to rear.

Bedroom 3
3.87m (12' 9") x 2.95m (9' 8")
A double bedroom with radiator and feature bay window to front.

Bedroom 4
2.97m (9' 9") max. x 2.25m (7' 5")
Radiator, window.

Bathroom
1.95m (6' 5") x 2.13m (7' 0")
Panelled bath, pedestal wash hand basin, low level wc and hand wash basin. Obscure window to rear.

OUTSIDE

Front Garden
The front of the property is open plan and designed for zero maintenance, laid with artificial grass. It provides parking for two cars and leads to the garage.

Rear Garden
The rear garden is south facing and is laid mainly to lawn with patio area and is well fenced. Outside tap.

Garden Office/Hobby Room
2.2m (7' 3") x 2.2m (7' 3")
Located in the rear garden, this versatile space is fully insulated and benefits from heating, power, and Ultrafast Ethernet connection.

Garage
5.88m (19' 3") x 3.1m (10' 2")
Tarmac driveway to the front providing off-road parking and leading to the garage. The garage is insulated and has an up and over door, power and light, and a personal door to the rear garden.

GENERAL
Mains electricity, water and drainage. The property is freehold.

SERVICE CHARGE
There is an annual service charge payable to a management company. (approx £50 pcm)

Huntingdonshire District Council
Tax band C
Energy rating C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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