

£390,000

Mere Close, Ramsey Mereside, Ramsey  
Huntingdon PE26 2UQ



**To arrange a viewing call us now on 01354 694900**

This is the perfect family home, offering spacious and versatile living space with thoughtful touches throughout. The property features a DOUBLE GARAGE and a driveway sheltered by a double-width CAR PORT, providing ample PARKING and storage. The accommodation flows beautifully, beginning with a welcoming living room and a dining room that opens onto a bright CONSERVATORY—perfect for relaxed family time or entertaining. The well-appointed KITCHEN/BREAKFAST room with UTILITY in support adds for practicality, along with a ground-floor cloakroom for convenience. Upstairs, you'll find FOUR GENEROUS BEDROOMS and a family bathroom, all arranged to maximise comfort and privacy. A lovely private rear garden provides a tranquil space for both relaxation and outdoor play, making this home ideal for families seeking space, flexibility, and a quiet, secure setting.

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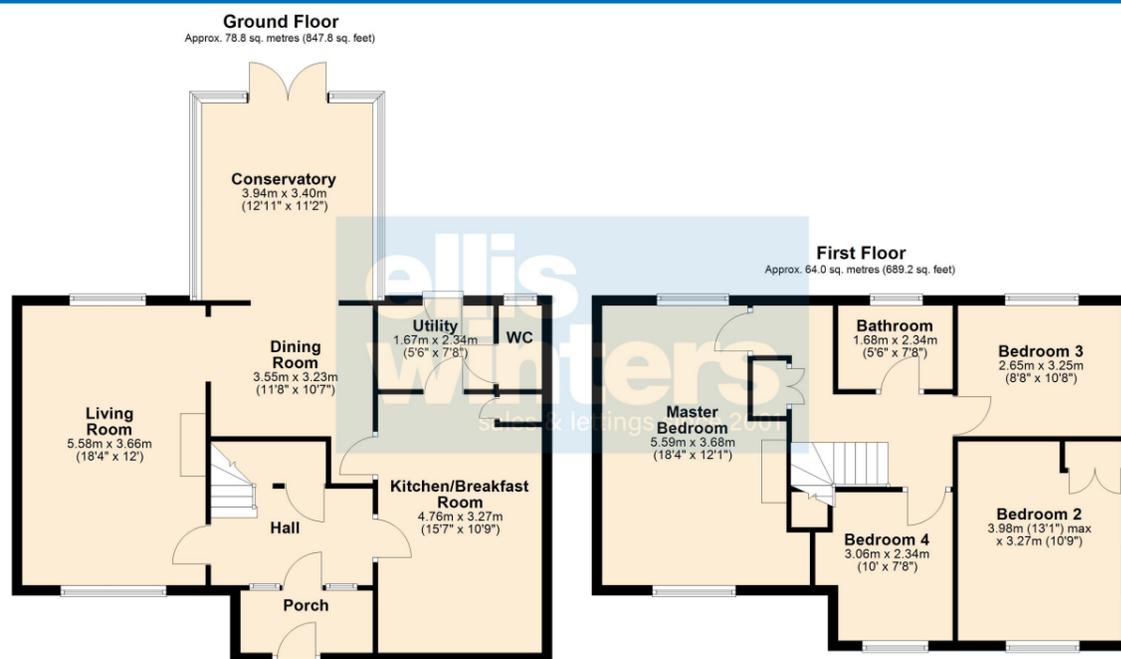
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Total area: approx. 142.8 sq. metres (1537.0 sq. feet)

## GROUND FLOOR

### Living Room

5.58m (18'4") x 3.66m (12')  
Dual aspect windows to both front and rear,  
fireplace housing woodburning stove.

### Dining Room

3.55m (11'8") x 3.23m (10'7")  
Under floor heating, open plan to  
conservatory.

### Conservatory

3.94m (12'9") x 3.40m (11'1")  
Brick and upvc construction with double  
doors leading out to the garden.

### Kitchen/Breakfast Room

4.76m (15'7") x 3.27m (10'9")  
Fitted with a matching range of wall and base  
units housing single oven and four ring  
induction hob with extractor hood over, space  
for fridge/freezer, storage cupboard, window  
to front.

### Utility

2.34m (7'8") x 1.67m (5'6")  
Fitted with a matching range of wall and base  
units with plumbing for washing machine and  
dishwasher, door out to garden.

### WC

Fitted with a low level wc and hand wash  
basin. Window to rear.

## FIRST FLOOR

### Master Bedroom

5.59m (18'4") x 3.68m (12'1")  
Dual aspect windows to both front and rear,  
single shower cubicle.

### Bedroom 2

3.98m (13'1") max. x 3.27m (10'9")  
Dual aspect windows to both front and side,  
fitted wardrobes.

### Bedroom 3

3.25m (10'8") x 2.65m (8'8")  
Window to rear.

### Bedroom 4

3.06m (10') x 2.34m (7'8")  
Window to front.

### Bathroom

2.34m (7'8") x 1.68m (5'6")  
Fitted with a panelled bath which has mixer  
tap shower, low level wc and hand wash  
basin set within vanity unit, towel rail and  
window to rear.

## OUTSIDE

The front garden is open plan and laid to  
gravel with feature shrubs. A double width  
driveway to one side with car port over  
provides ample off road parking and leads to  
the:

### Double garage

5.06m x 5.14m  
Standard up and over door, power and light.

### Office/workshop

Situated behind the garage and accessed  
from the rear garden, large brick built  
office/workshop, which is fully insulated has  
recessed spotlights, two windows and  
laminated flooring.

To the rear, the garden has two lovely patio  
areas, summerhouse feature shrubs and rear  
conifer border.

## AGENTS NOTE

Please note that since the EPC was issued a  
new combi boiler was installed in 2019.

### Tenure Freehold

Council Tax Band E

Energy rating E

## 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.

## Disclaimer

All property details, photographs, floorplans,  
and other marketing materials produced by  
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and do not form part of any contract. While  
we strive for accuracy, measurements,  
descriptions, and other information are  
provided in good faith but should be  
independently verified. We recommend that  
prospective buyers conduct their own due  
diligence before making any decisions.

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