

£375,000

Hollow Road, Ramsey Forty Foot, Huntingdon
PE26 2YA



To arrange a viewing call us now on 01354 694900

Discover the sense of “the right feel” you’ve been searching for in this stunning three-bedroom semi-detached home, perched with views over the Forty Foot Bank. Perfect for outdoor enthusiasts, it’s just a short stroll from fabulous walks and nearby fishing, combining nature with comfortable living. The well-laid-out accommodation includes separate living and dining rooms, a kitchen/breakfast room, and a convenient ground-floor bathroom. Upstairs, three good-sized bedrooms share a family bathroom, providing flexible space for families. Outside, there is ample off-road parking to the front, a good-sized garage, and a large rear garden - ideal for entertaining, gardening, or simply relaxing in the sunshine.

This property offers modern comfort with a touch of countryside allure and really does have that special feel.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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GROUND FLOOR

Living Room
4.09m (13'5") x 3.64m (11'11")
Bay window to front and separate window to side.

Dining Room
3.62m (11'11") x 3.62m (11'11")
Window to rear, open plan to living room.

Kitchen/Breakfast Room
4.11m (13'6") x 3.33m (10'11")
Fitted with a matching range of wall and base units housing eye level double electric oven and 5 ring gas hob with extractor hood over, plumbing for dishwasher, 1½ sink and drainer, wall mounted gas boiler, window to side, double doors out to garden.

Utility
3.36m (11') x 1.31m (4'4")
Fitted with a matching range of wall and base units housing single sink and drainer, plumbing for washing machine and space for tumble drier.

GF Bathroom
2.57m (8'5") x 2.25m (7'5")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
4.09m (13'5") max. x 3.64m (11'11")
Window to front, air conditioning unit.

Bedroom 2
3.63m (11'11") x 2.76m (9'1")
Window to rear.

Bedroom 3
3.17m (10'5") x 2.43m (8') max.
Window to rear.

Bathroom
2.45m (8') x 1.63m (5'4")
Fitted with a panelled bath which has mains shower over, mid level wc and hand wash basin. Window to front.

OUTSIDE

A well portioned driveway to one side provides off road parking and leads to the generously sized single garage which has power and light. To the rear, the extensive south facing garden has large patio area for both relaxation and entertaining, with the balance laid to lawn. A large workshop is also set to the rear of the garden.

AGENTS NOTE
Our sellers have indicated that sufficient footings were put in to the kitchen extension so that there was the possibility of building above if desired. There is also the potential of turning the current utility into a cloakroom and making the ground floor bathroom into a well portioned utility / laundry room.

Freehold
Huntingdonshire District Council
Tax band B
Energy rating D

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 £49 + VAT 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
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