

Shared Ownership

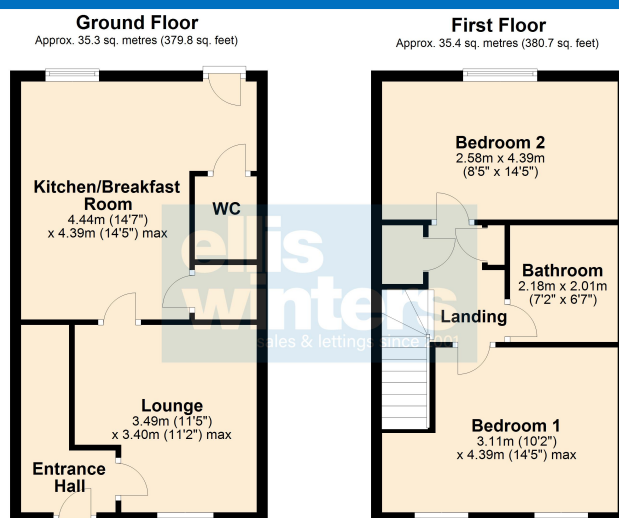
**£88,000**

off Wagstaffe Close, Wagstaffe Close, Ramsey, Huntingdon  
PE26 1LH



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

This modern two-bedroom semi-detached house is offered on a 40% SHARED OWNERSHIP basis, with the option to purchase up to 100% of the equity in the future. The interior features a bright, spacious kitchen/diner, a separate utility room, and a convenient ground floor cloakroom. Upstairs there are two double bedrooms and a well-appointed bathroom. Externally, the property benefits from a good-sized rear garden and ample off-road parking, making it a practical and appealing home for buyers at the



Total area: approx. 70.6 sq. metres (760.4 sq. feet)

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#### GROUND FLOOR

**Lounge**  
3.49m (11'5") x 3.40m (11'2") max.  
Window to front.

**Kitchen/Breakfast Room**  
4.44m (14'7") x 4.39m (14'5") max.  
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, wall mounted gas boiler, window to rear.



**WC**  
Fitted with a low level wc and hand wash basin.

#### FIRST FLOOR

**Bedroom 1**  
4.39m (14'5") max. x 3.11m (10'2")  
Two windows to front.

**Bedroom 2**  
4.39m (14'5") x 2.58m (8'5")  
Window to rear.



**Bathroom**  
Fitted with a panelled bath with mixer tap shower, low level wc and hand wash basin.

#### OUTSIDE

The front garden is open plan and laid to lawn. A driveway to one side provides ample off-road parking. A side gate leads to the rear where the well proportioned garden is laid to lawn with patio area.

#### SERVICES

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

#### AGENTS NOTE

Our seller owns a 40% share of the property which has been valued at £220,000 in total. The rental payment, including a service charge amounts to £453 pcm.

Energy rating B  
Huntingdonshire District Council tax band B

#### 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 plus VAT per transaction (£48 inc VAT), 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 Ellis Winters are for general guidance only 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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