

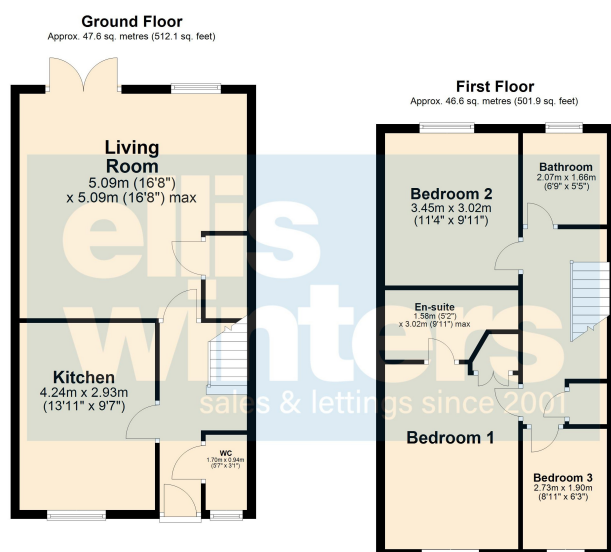
£230,000

Primrose Close, Ramsey St Marys PE26 2UT



To arrange a viewing call us now on 01354 694900

Ellis Winters is pleased to offer to the market this well-presented MID TERRACE family home which has been well looked after since the owner purchased it around 20 years ago. This property is ideal for either first time buyer or perhaps a property investor who is looking to add their next property to their portfolio. The property is comprised of entrance hall, fitted kitchen, lounge/dining room, ground floor cloakroom, 3 bedrooms, EN-SUITE to the master bedroom, family bathroom. Low maintenance garden with summer house and OFF-STREET PARKING in front of the SINGLE GARAGE.



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Ground Floor

Entrance Hall

Door to front, laminated flooring, stairs to first floor, radiator and doors to:

Cloakroom

1.70m (5'7") x 0.94m (3'1")

Double glazed obscured window to front, low level W.C, wash hand basin, radiator and wall mounted consumer unit

Double glazed window to front and radiator.

Bathroom

2.07m (6'9") x 1.66m (5'5") plus 0.89m (2'11") x 0.89m (2'11")

Double glazed obscured window to rear, low level W.C, radiator, panelled bath and pedestal wash hand basin

Front: Path leading to the front door

Rear Garden: Partly decked area, garden which is laid to lawn, enclosed by fencing and rear pedestrian access and summer house.

Tenure Freehold

Council Tax Band B

EPC tbc

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.



Kitchen

4.24m (13'11") x 2.93m (9'7")

Double Glazed window to front aspect, Range of wall and base units with worktops over, 1 ¼ sink with mixer tap over, space for washing machine, space for dish washer, built in gas hob and double electric oven, and built in microwave and radiator

Living Room

5.09m (16'8") x 5.09m (16'8") max

Double-glazed French doors to rear garden, double glazed window to rear, electric feature fireplace, coving to the ceiling, laminated flooring, radiator and built in downstairs storage cupboard.

First Floor Landing:

Access to the loft and doors to:



Bedroom

1 4.04m (13'3") max x 3.02m (9'11") plus 0.89m (2'11") x 0.89m (2'11")

Double glazed window to front, radiator, built in cupboards, and door to:

En-suite

3.02m (9'11") max x 1.58m (5'2") plus 0.89m (2'11") x 0.89m (2'11")

Low level W.C, pedestal wash hand basin, tiled splash backs, shower cubicle.



Bedroom 2

3.45m (11'4") x 3.02m (9'11") plus 0.89m (2'11") x 0.89m (2'11")

Double glazed window to rear and radiator.



Bedroom 3

2.73m (8'11") x 1.90m (6'3") plus 0.89m (2'11") x 0.89m (2'11")

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