

£340,000



To arrange a viewing call us now on 01354 694900

This spacious four bedroom DETACHED family home is set within a CUL-DE-SAC location and has ample off road parking with enough space for a caravan, if required.

The property comprises separate living and dining rooms, spacious kitchen/breakfast room, CONSERVATORY and ground floor WC. The GARAGE has been professionally converted to a large OFFICE.

Upstairs there are four good size bedrooms and the family bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk



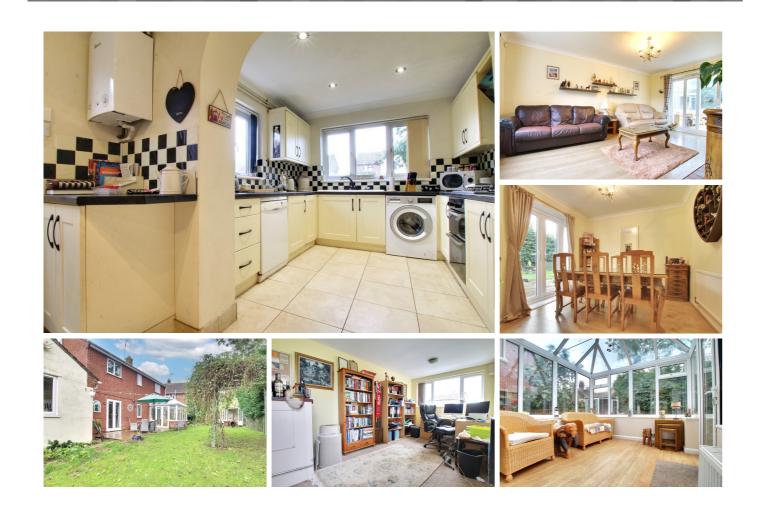


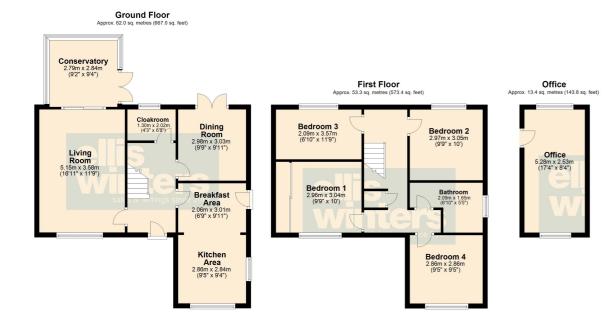


Church Close, Ramsey Forty Foot, Ramsey, Huntingdon PE26 2YJ

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BATHROOM

OUTSIDE

SERVICES

TENURE Freehold

GROUND FLOOR

CLOAKROOM 2.02m (6'8") x 1.30m (4'3") Fitted with a low level WC and hand wash basin. Window to rear.

KITCHEN AREA 2.86m (9'5") x 2.84m (9'4") Fitted with a matching range of wall and base road parking. units housing double electric oven and five ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to front and side, arch veggie area. into breakfast area.

BREAKFAST AREA 3.01m (9'11") x 2.06m (6'9") Breakfast bar, door to driveway.

DINING ROOM 3.03m (9'11") x 2.98m (9'9") Double doors out to rear garden.

LIVING ROOM 5.15m (16'11") x 3.58m (11'9") Feature fireplace which has electric fire. There is an open fireplace behind. Window to front, patio doors into conservatory.

CONSERVATORY Brick and upvc construction, radiator, double Energy rating - C doors out to rear garden.

FIRST FLOOR

BEDROOM 1 3.04m (10') x 2.96m (9'9") Window to front, fitted wardrobes.

BEDROOM 2 3.05m (10') x 2.97m (9'9") Window to rear.

BEDROOM 3 3.57m (11'9") x 2.09m (6'10") Window to rear.

BEDROOM 4 2.86m (9'5") x 2.86m (9'5") Window to front.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale

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2.09m (6'10") x 1.65m (5'5") Fitted with a 'p' shaped bath which has electric shower over, low level WC and hand wash basin. Window to side.

The front garden has an area of lawn with the balance laid to gravel providing ample off

To the rear, the garden is also laid to lawn with patio area, summerhouse, 2x sheds and

The single garage has been professionally converted into an office and is fully insulated and has windows to both front and rear plus a door out to the garden. Office measurements are 5.28m x 2.53m.

Mains gas, electricity, water and drainage. The property has gas fired central heating. There is a HIVE system at the property. The boiler was installed in early 2023.

Huntingdonshire District Council Tax band D

