



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

elliswinters&co



£340,000

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



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.

elliswinters&co

£340,000

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



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 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 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 doors out to rear garden.

BATHROOM

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.

OUTSIDE

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

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

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.

SERVICES

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.

TENURE

Freehold

Huntingdonshire District Council Tax band D
Energy rating - C

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.

