

£265,000

Wagstaffe Close, Ramsey, Huntingdon PE26 1LB



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this modern THREE BEDROOM semi detached house is set on a larger than average plot with good size rear garden and ample OFF ROAD PARKING.

Still covered by an NHBC Warranty, this property is an IDEAL FAMILY HOME. The accommodation comprises kitchen/diner, living room, cloakroom, three bedrooms, EN-SUITE and family bathroom.

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GROUND FLOOR

Kitchen/Diner
4.77m (15'8") x 2.80m (9'2")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated fridge/freezer and washing machine, dishwasher, window to front.

Living Room
4.98m (16'4") x 3.19m (10'6")
Window to rear, double doors out to rear garden.

WC
1.75m (5'9") x 0.87m (2'10")
Fitted with a low level WC and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1
4.48m (14'8") x 2.80m (9'2")
Window to rear.

En-suite
2.29m (7'6") x 1.49m (4'11")
Fitted with a double shower cubicle, low level WC and hand wash basin.

Bedroom 2
2.88m (9'5") x 2.80m (9'2")
Window to front.

Bedroom 3
3.20m (10'6") max. x 2.12m (6'11")
Window to rear.

Bathroom
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to front.

OUTSIDE

The front garden is open plan with an area laid to lawn and shrub border. A good size driveway to one side provides ample off road parking. There is a car charging station.

To the rear, the garden is laid mainly to lawn with patio area and two storage sheds.

SERVICES

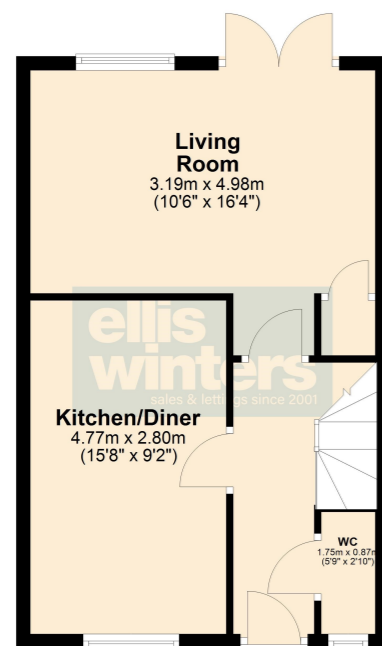
Mains gas, electricity, water and drainage. The property has gas fired central heating

Tenure Freehold
Huntingdonshire District Council Tax Band B
Energy rating B

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.

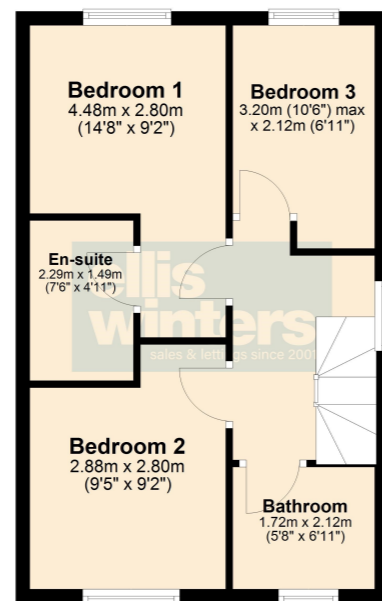
Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

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