

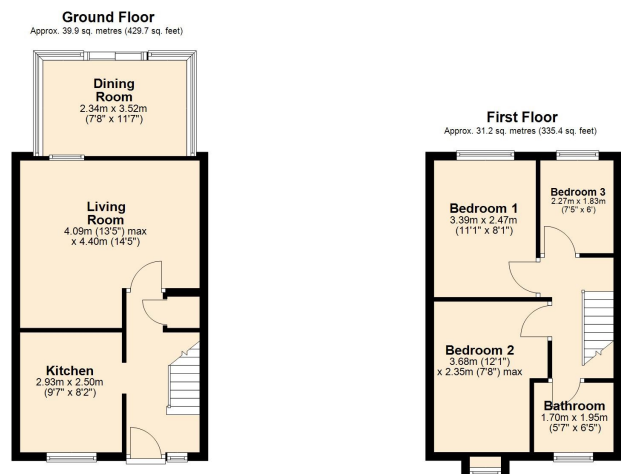
Offers in Region of  
**£220,000**

Flask Walk, Ramsey, Huntingdon PE26 1BW



To arrange a viewing call us now on 01354 694900

This fabulous THREE-BEDROOM step terrace property offers an inviting blend of comfort and practicality. Step inside to discover spacious separate living and dining rooms, ideal for entertaining or enjoying family time. The GOOD-SIZED KITCHEN provides ample space for culinary creativity and gatherings. You'll appreciate the convenience of ALLOCATED PARKING, making your daily commute a breeze. Don't miss this fantastic opportunity to make this delightful property your own!



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#### Ground Floor

**Kitchen**  
2.93m (9'7") x 2.50m (8'2")  
Fitted with a matching 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 front

#### Outside

The front garden is open plan and laid to gravel with a shrub border. To the rear, the garden has a good size patio, area of lawn and storage shed. A rear gate leads to the parking area where there are two allocated spaces.

#### Services

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

Tenure Freehold  
Council Tax Band B  
Energy rating C



**Living Room**  
4.40m (14'5") x 4.09m (13'5") max  
Window to rear

**Dining Room**  
3.52m (11'7") x 2.34m (7'8")  
Upvc construction with solid roof, tiled floor and patio doors out to garden

#### First Floor

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.



**Bedroom 1**  
3.39m (11'1") x 2.47m (8'1")  
Window to rear

**Bedroom 2**  
3.68m (12'1") x 2.35m (7'8") max  
Box bay window to front.

**Bedroom 3**  
2.27m (7'5") x 1.83m (6')  
Window to rear



#### Bathroom

Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to front



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