

# £190,000

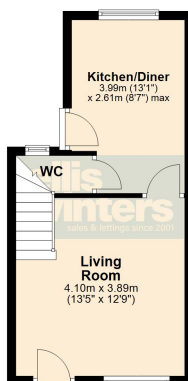
Howard Court, New Road, Ramsey,  
Huntingdon PE26 1EH



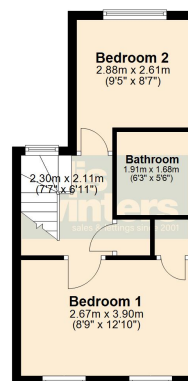
**To arrange a viewing call us now on 01354 694900**

Looking for the perfect starter home? Look no further! This deceptively spacious, two-bedroom end-terrace house offers fantastic value and is an ideal first-time buy. Step inside to discover a well-appointed kitchen/diner, perfect for entertaining, a comfortable living room to relax in, and the convenience of a ground floor WC. Upstairs, you'll find two generously sized double bedrooms and a family sized bathroom. Outside, enjoy a good-sized garden to the rear, providing ample space for outdoor activities and relaxation. And to top it off, you'll benefit from valuable off-road parking. Don't miss out on this fantastic opportunity!

**Ground Floor**  
Approx. 27.9 sq. metres (299.8 sq. feet)



**First Floor**  
Approx. 26.0 sq. metres (300.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.7 sq. feet)

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## GROUND FLOOR

### Living Room

4.10m (13'5") x 3.89m (12'9")

Window to front, laminate flooring, stairs rising to first floor.

### Kitchen/Diner

3.99m (13'1") x 2.61m (8'7") max.

Fitted with a matching range of wall and base units housing ceramic sink and drainer, plumbing for washing machine and space for fridge, window to rear, door out to garden.

### WC

Fitted with a low level wc and hand wash basin. Window to rear.

## FIRST FLOOR

### Bedroom 1

3.90m (12'10") x 2.67m (8'9")

Two windows to front, storage cupboard.

### Bedroom 2

2.88m (9'5") x 2.61m (8'7")

Window to rear.

### Bathroom

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.

## OUTSIDE

There is a good size garden to the rear laid mainly to lawn with patio area and storage shed. There is one allocated parking space.

### Freehold

Energy rating C

Huntingdonshire District Council tax band B

## 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 + VAT (£48) per transaction, 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.



ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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