

Shared Ownership

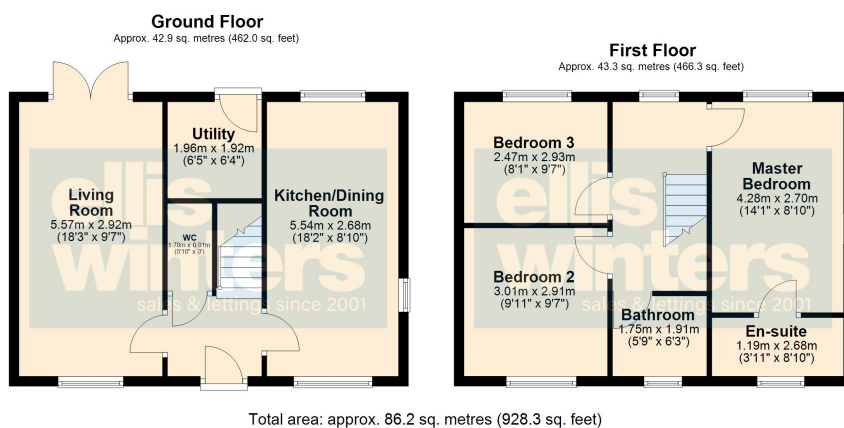
£141,750

Rallyard Walk, Ramsey, Huntingdon PE26 1LJ



To arrange a viewing call us now on 01354 694900

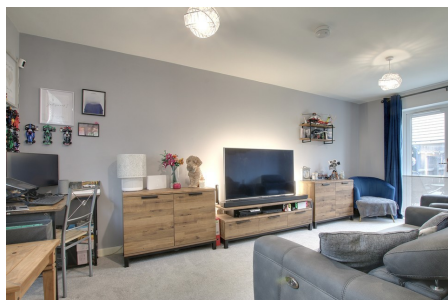
Your perfect family home awaits! This stunning **THREE-BEDROOM, DOUBLE-FRONTED** property, available through **SHARED OWNERSHIP**, offers the ideal blend of space and convenience. Enjoy a modern kitchen/diner with a utility area, a generously sized living room, and a handy ground floor cloakroom. Upstairs, discover three well-proportioned bedrooms, a family bathroom, and a luxurious en-suite in the master bedroom. The beautifully **LANDSCAPED REAR GARDEN** is a private oasis, and the **DOUBLE CAR BARN** provides ample parking. Don't miss this opportunity to own a slice of paradise! Contact us today to learn more about Shared Ownership and schedule a viewing.



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GROUND FLOOR

Living Room

5.57m (18'3") x 2.92m (9'7")

Window to front, double doors out to rear garden.

Kitchen/Dining Room

5.54m (18'2") x 2.68m (8'10")

Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, windows to both side and front, double doors out to garden.

Utility

1.96m (6'5") x 1.92m (6'4")

Fitted with base units housing single sink and drainer, plumbing for dishwasher and washing machine, shelving, door out to garden.

WC

1.78m (5'10") x 0.91m (3')

Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Master Bedroom

4.28m (14'1") x 2.70m (8'10")

Windows to both side and rear.

En-suite

2.68m (8'10") x 1.19m (3'11")

Fitted with a double shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 2

3.01m (9'11") x 2.91m (9'7")

Window to front.

Bedroom 3

2.93m (9'7") x 2.47m (8'1")

Window to rear.

Bathroom

1.91m (6'3") x 1.75m (5'9")

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

OUTSIDE

The rear garden has been professionally landscaped and has shaped lawn, lovely patio and areas of gravel. There is outside power for convenience.

A side gate leads to the rear where the double car barn is located which provides two parking spaces.

There is an electric car charging point which will be remaining with the property.

AGENTS NOTE

The purchase price is for a 45% share of the property. Our seller pays £447.34 which covers the rent for the remaining 55% share, buildings insurance and maintenance charges.

A £250 RESERVATION DEPOSIT WILL BE REQUIRED TO SECURE THE PROPERTY

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.



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