

# £190,000

Field Road, Ramsey, Huntingdon PE26 1JH



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

Deceptively spacious and BEAUTIFULLY PRESENTED throughout, this incredible two-bedroom mid-terrace offers STYLISH, ready-to-move-in accommodation. The property has been UPDATED in several areas by the seller and features a thoughtful layout with separate living and dining rooms, a generously sized kitchen, and a convenient ground-floor bathroom. Upstairs, two double bedrooms boast stunning exposed floorboards, adding character and charm. A low-maintenance rear garden completes the property, making it the perfect low-fuss stylish home. Updated in many areas by the seller, this property combines modern touches with classic features for comfortable, contemporary living.



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## GROUND FLOOR

**Living room**  
3.79m (12'5") x 3.34m (10'11")  
Window to front, feature fireplace, which could be opened for a log burner.

**Dining room**  
3.79m (12'5") x 3.37m (11'1")  
Stairs rising to first floor, open to kitchen.



**Kitchen**  
3.86m (12'8") x 3.21m (10'6")  
Fitted with a matching range of wall and base units with space for freestanding cooker, plumbing for washing machine and dishwasher, single sink and drainer, lantern style skylight.

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



## FIRST FLOOR

**Bedroom 1**  
3.81m (12'6") x 3.35m (11')  
Window to front, exposed floorboards.

**Bedroom 2**  
3.37m (11'1") x 2.85m (9'4")  
Window to rear, exposed floorboards, boiler cupboard.



## OUTSIDE

The rear garden is fully enclosed and is low maintenance with areas of gravel and hardstanding. There is a pedestrian right of way for this property over the neighbouring properties for access to the front.



## SERVICES

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

## AGENTS NOTE

During our sellers ownership the following works have been undertaken:  
original floorboards restored to bedrooms 1 and 2 and to the stairs,  
new electrical consumer unit installed in 2022,  
new windows installed in 2022,  
damp proof and woodworm treatment carried out in 2022,  
new flooring laid to ground floor 2025.

Freehold  
Energy rating C  
Fenland District Council tax band A

## 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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