

£330,000

The Malting, Ramsey, Huntingdon PE26 1LZ



To arrange a viewing call us now on 01354 694900

Ellis Winters are delighted to present this EXTENDED four-bedroom family home, ideally located in the SOUGHT-AFTER area of The Malting, Ramsey.

Offered with NO UPWARD CHAIN, this spacious property provides an excellent opportunity for those looking to upsize or take their first step onto the property ladder.

Combining generous living space with a desirable location, this home is perfect for growing families and first-time buyers alike.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

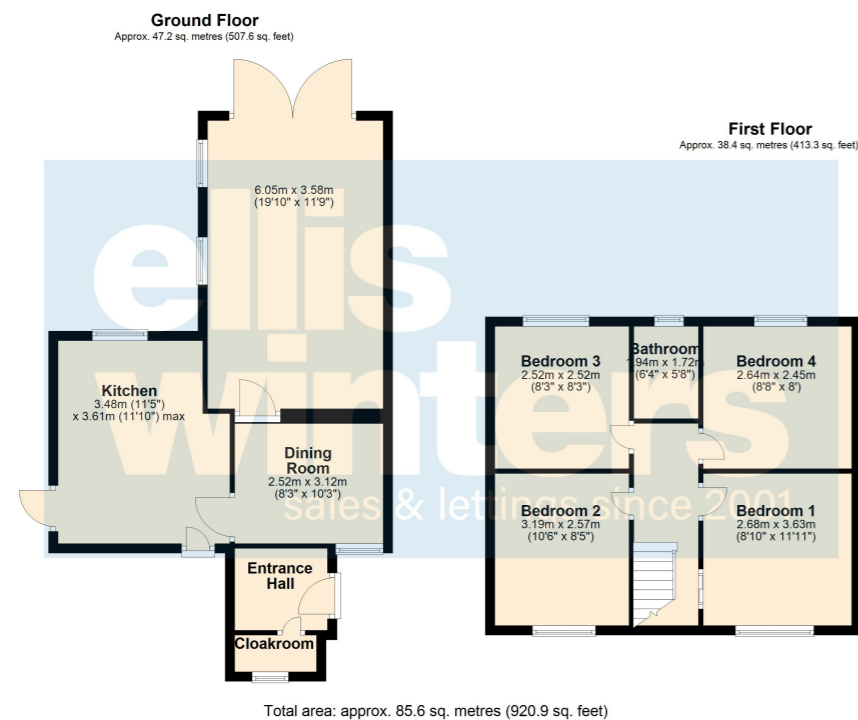
ellis winters
sales & lettings since 2001



ellis winters
sales & lettings since 2001

£330,000

The Malting, Ramsey, Huntingdon PE26 1LZ



GROUND FLOOR

Entrance Hall
Partly obscured door to side, radiator, coving to the ceiling. Stairs to the first floor.

Cloakroom
Obscured double glazed window to front, heated towel rail, vanity wash hand basin, low level W.C and partly tiled.

Dining Room
3.12m (10'3") x 2.52m (8'3") plus 1.26m (4'2") x 1.26m (4'2")
Double glazed window to front, radiator, doors to kitchen and lounge.

Lounge
6.05m (19'10") x 3.58m (11'9") plus 1.26m (4'2") x 1.26m (4'2")
Two double glazed windows to side, double glazed French doors to rear garden, log burner and radiator.

Kitchen
3.61m (11'5") max. x 3.48m (11'5") plus 1.26m (4'2") x 1.26m (4'2")
Double glazed window to rear, double glazed obscured door to side. Range of wall and base units with worktops over, single bowl with mixer tap, space for electric cooker, space and plumbing for a washing machine, radiator and built in storage cupboard.

FIRST FLOOR

Landing
Built in storage cupboard, loft access.

Bedroom 1
3.63m (11'11") x 2.68m (8'10")
Double glazed window to front, radiator, built in cupboard over the stairs.

Bedroom 2
3.19m (10'6") x 2.57m (8'5")
Double glazed window to front, radiator, coving and built in wardrobes.

Bedroom 3
2.52m (8'3") x 2.52m (8'3")
Double glazed window to rear, radiator and coving to the ceiling.

Bedroom 4
2.64m (8'8") x 2.45m (8')
Double glazed window to rear, radiator and coving to the ceiling.

Bathroom
1.94m (6'4") x 1.72m (5'8")
Double glazed obscured window to rear, panelled bath with electric shower, pedestal wash hand basin, low level W.C, radiator.

OUTSIDE

Front hardstanding area leads to a single garage, partly gravelled area, parking for two vehicles.

Single Garage
Up and over door, light and power laid on.

Rear garden with paved patio area, enclosed by fencing, partly laid to lawn, shed to remain and wooden constructed bar.

SERVICES

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

Freehold
Huntingdonshire District Council tax band D
Energy rating D

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
sales & lettings since 2001