



The Avenue, Ramsey Huntingdon

Price: Freehold £150,000 guide price

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- UPVc double glazing & Gas central heating
- Updating required throughout

EPC Rating: E



Accommodation Includes

Ground Floor

Entrance Porch

UPVc entrance door, UPVc double glazed window to the side, radiator, vinyl flooring, opening to Hallway, door to:

Cloakroom

Fitted with a wash hand basin and low level WC, UPVc double glazed window to the side.

Hallway

Stairs to first floor, door to:

Lounge

5.04m x 3.02m (16'6" x 9'10") maximum. UPVc double glazed windows to the front and rear, two radiators.

Kitchen

2.32m x 3.98m (7'7" x 13'). Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with drainer and mixer tap, built-in electric eye level double oven, built-in gas hob, UPVc double glazed window to the front, door to the side leading outside, wall mounted boiler, radiator. Opening to:

Utility Room

Double glazed window to the side, space for washing machine, fridge/freezer, fitted stainless steel sink and drainer, radiator.

Dining Room

2.56m x 4.08m (8'4" x 13'4"). Radiator, understairs storage recess, double glazed patio door leading to:

Lean To

Glazed construction. Glazed door leading into the rear garden.

First Floor

Landing

UPVc double glazed window to rear, radiator, access to loft space, door to:

Bedroom 1

3.41m x 3.11m (11'2" x 10'2") maximum including the built-in wardrobes. UPVc double glazed window to the front, built-in wardrobes, radiator, overstairs storage cupboard.

Bedroom 2

2.6m x 3.37m (8'6" x 11') minimum excluding wardrobe recess. UPVc double glazed window to the front, radiator, built-in wardrobes, overstairs storage cupboard.

Bedroom 3

2.38m x 4m (7'9" x 13'1") maximum with restricted headroom. UPVc double glazed window to the rear, radiator.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin, low-level WC. UPVc double glazed window to the rear, radiator.

Outside

The front has hedged borders, laid to paving stones, lawn area, gated access to the rear garden.

Possible off road parking if curb was lowered, (subject to planning).

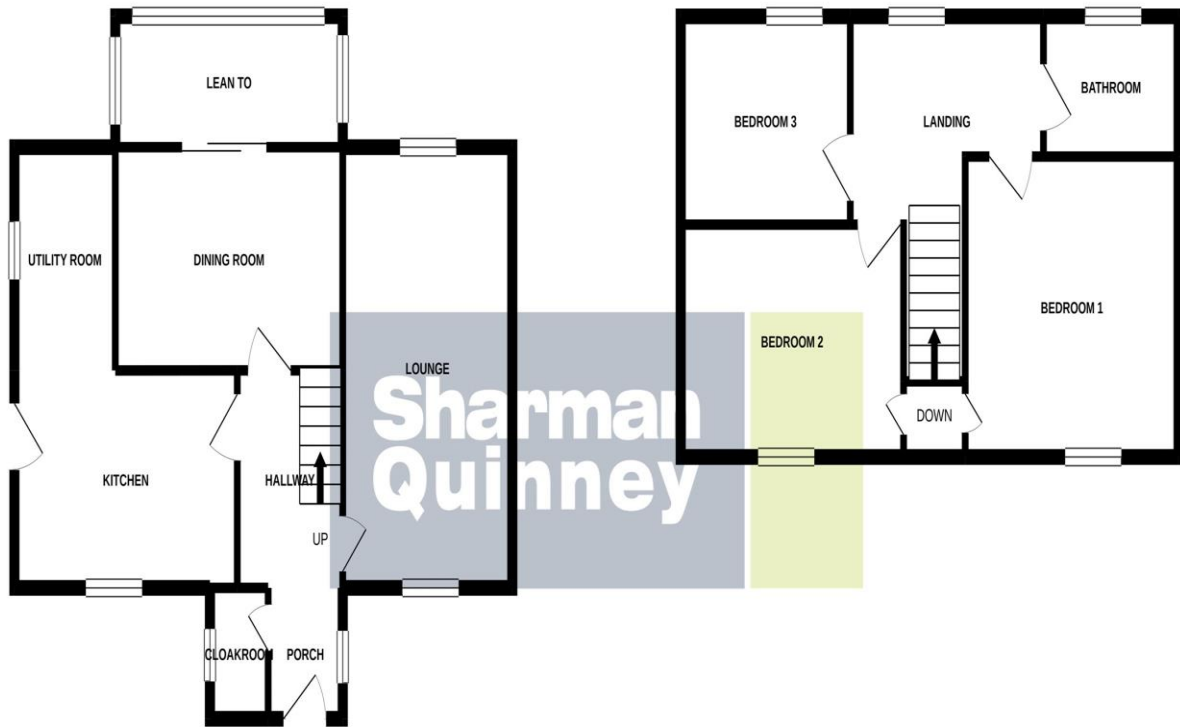
Rear garden has hedged borders, laid to lawn, two timber sheds, concrete patio area, gated access leading to the front.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM202858 - 0025

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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