



Little Whyte, Ramsey Huntingdon

Price: Leasehold £80,000 guide price

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 17' Lounge diner
- One double bedroom
- UPVc double glazed sash windows
- Town centre location
- Benefitting from no onward chain

EPC Rating: D



Kitchen 3.33m x 2.06m (10'11" x 6'9")

Shower room

Lounge/diner 5.15m x 3.7m (16'10" x 12'1") maximum into recess

Bedroom 4.67m x 2.33m (15'3" x 7'7") maximum into recess

Agent's notes: This property has 988 year lease and a "peppercorn" rent

About Ramsey:

Ramsey is a popular and historic market town that offers countryside walks and local amenities. The town has an impressive range of local facilities including restaurants, pubs and cafes. A good selection of local shops in the town centre and a Tesco supermarket at the end of the Great Whyte.

Ramsey has a lovely community feel with many residents enjoying the local library, the picturesque 18 hole golf course, the cricket club and the outdoor bowling club. The Leisure Centre is another community favourite it has a gym, fitness classes and a swimming pool.

There are many other local facilities including hairdressers and barbers, nail bars and beauty salons.

For children there are nurseries, local primary schools and the Ramsey Abbey for secondary education.

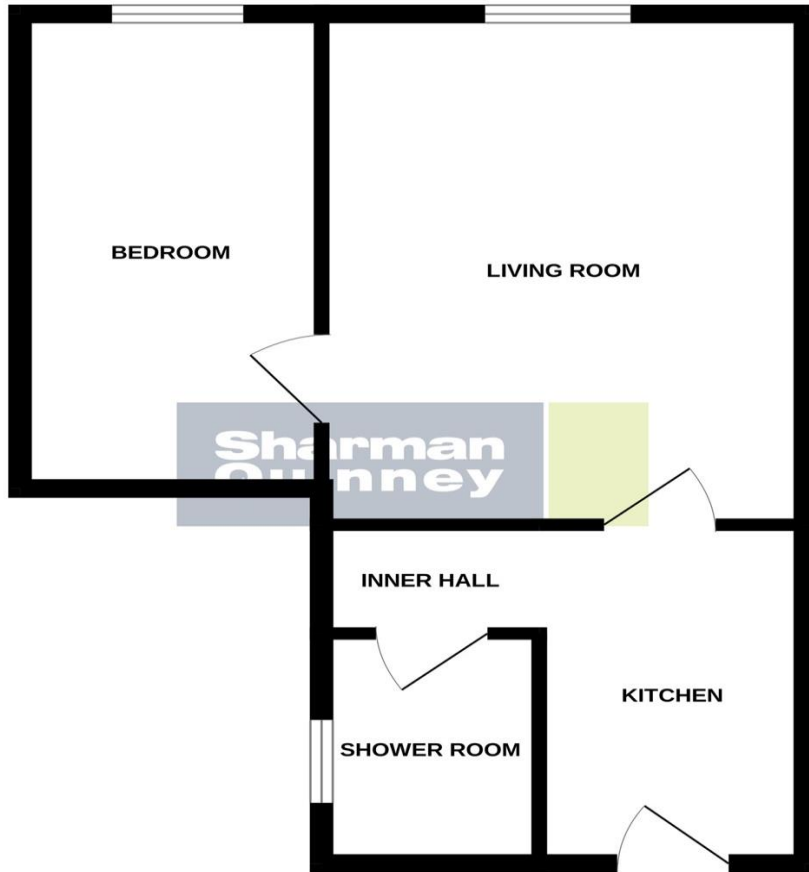


1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

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: RAM204026 - 0001

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GROUND 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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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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