



## Little Whyte, Ramsey Huntingdon

**Price: Freehold £130,000**

- Recently Built
- Quality Fittings Throughout
- Open Plan Lounge and Kitchen
- Quality Downstairs Shower Room
- PVCu Double Glazing
- Second Bedroom off the First
- Town Centre Location
- No Onward Chain

EPC Rating: C



## Accommodation Includes

Composite entrance door to:

### Lounge Area

4.32m x 3.28m (14' 1" x 10' 7") maximum including the stairs. PVCu double glazed window to front, electric remote controlled wall mounted heater, understairs storage cupboard, wall mounted television, recently fitted carpet, stairs to first floor. Opening to:

### Kitchen Area

2.7m x 1.82m (8' 8" x 5' 9"). Recently fitted with a quality matching range of base and eye level units with worktop space and tiled splashbacks over, sink unit with mixer tap, built in electric oven and hob with extractor hood over, integrated fridge and washer/dryer, feature under-lighting, recently fitted laminated flooring, PVCu double glazed window to front.

### Shower Room

Recently fitted with three piece suite comprising low level WC, wash hand basin with drawers under and mixer tap, fitted shower enclosure with independent shower and glass screen, heated towel rail, recess feature lighting, fully tiled walls, tiled flooring, extractor fan.

### Bedroom 1

2.96m x 2.6m (9' 7" x 8' 4") maximum, excluding stairs, (with restricted head space). Double glazed Velux window to front, electric remote controlled wall mounted heater, built-in storage cupboard, recently fitted carpets. Door to:

### Bedroom 2

2.96m x 1.5m (9' 7" x 4' 9") maximum, (with restricted head space). Double glazed Velux window to front, electric remote controlled wall mounted heater, recently fitted carpets.

### Outside

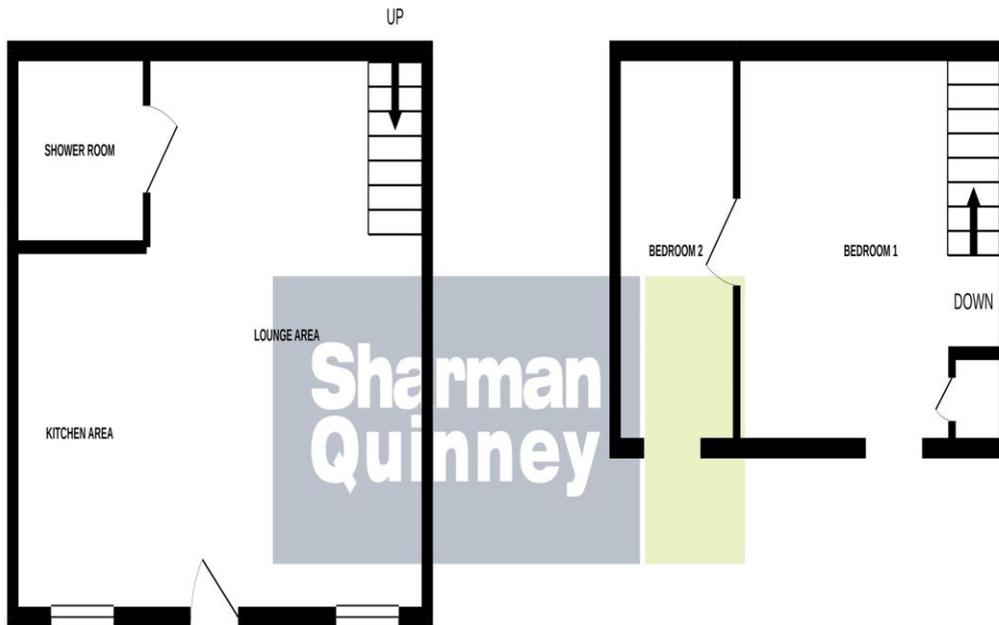
The property can be found via a secure door, leading into a courtyard area. Private gated access to two properties. Block paved pathway with sitting area.



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: RAM203264 - 0007

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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