



### Ground floor

### First floor

01354 696700 [info@tpayneandco.co.uk](mailto:info@tpayneandco.co.uk)  
[www.tpayneandco.co.uk](http://www.tpayneandco.co.uk)

Wisbech Office  
 6 High Street, Chatteris PE16 6BE  
 Chatteris Office

**TPayne & Co**  
 SALES & LETTINGS

**TPayne & Co**  
 SALES & LETTINGS

01354 696700 [info@tpayneandco.co.uk](mailto:info@tpayneandco.co.uk)



**Mere Close, Ramsey Mereside, Huntingdon, PE26 2UQ** **Guide Price**  
**£400,000 - £425,000**

Beautifully Presented - Cul De Sac Village Location - Detached Family Home - 4 Double Bedrooms - Kitchen/Diner Open Plan To Conservatory - Lounge - Four Piece Family Bathroom & Ground Floor WC - Mature Front & Rear Gardens - Double Garage & Driveway Offering Ample Parking - Call To View (01354) 696700



#### Ground Floor

Entrance Hall  
Entrance door and double glazed window to front, under stairs storage cupboard, radiator, stairs to the first floor, tiled flooring and door to:

**Kitchen/Dining Room**  
7.86m (25'7") x 3.61m (11'8")  
Fitted with a matching range of base and eye level units with solid oak worktop space over and matching island, electric induction hob and fitted double oven, china butler style sink, space for fridge/freezer, radiator, tiled flooring, double glazed window to rear and UPVC stable door to rear and door to:

**Utility**  
1.80m (5'9") x 1.79m (5'8")  
Fitted with base level units with solid oak worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, tiled flooring, radiator and double glazed window to front.

**Lounge**  
5.74m (18'8") x 3.93m (12'8")  
Double glazed window to front, log burner, oak wooden flooring, radiator and double glazed sliding doors leading to the:

**Conservatory**  
(7.22m x 2.57m)  
UPVC double glazed windows, air cooling and heating unit, cardene flooring and double glazed door to side.

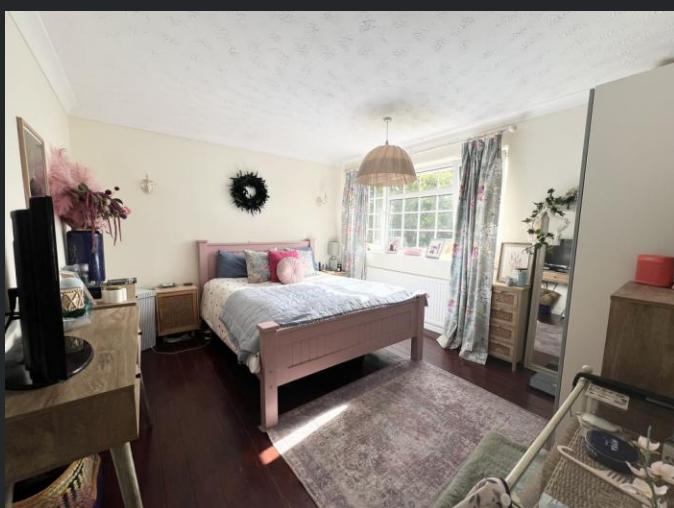
**WC**  
Fitted with two piece suite comprising, vanity wash hand basin and low-level WC, tiled splashback, tiled flooring and double glazed window to front

**Bedroom 1**  
3.95m (12'9") x 3.40m (11'1")  
Double glazed window to rear, built in storage cupboard, single radiator and exposed wooden floorboards.

**First Floor**  
**Landing**  
Double glazed window to front, storage cupboard and exposed wooden floorboards.



**TPayne & Co**  
SALES & LETTINGS



**Bedroom 2**  
4.89m (16") x 3.40m (11'1")  
Double glazed window to rear, built in storage cupboards, single radiator and exposed wooden floorboards.

**Bedroom 4**  
3.40m (11'1") x 2.88m (9'4") max  
Double glazed window to rear, built in storage cupboard, single radiator and exposed wooden floorboards.

double glazed window to side.  
**Double Garage**  
Remote-controlled electric crocodile roller door, electric and lighting, window to rear and UPVC door leading to the rear of the property. Wall partition for a gym area.

**Outside**  
This property offers mature and established front garden, comprising of lawn and shrub area. There is a double garage with parking in front offering ample parking for multiple vehicles.

**EPC RATING - D**

**Bedroom 3**  
4.00m (13'1") x 3.03m (9'9") max  
Double glazed window to front, built in storage cupboard, single radiator and exposed wooden floorboards.

**Bathroom**  
Fitted with four-piece suite comprising panelled bath, vanity wash hand basin, shower cubicle and low-level WC, tiled surround, heated towel rail, tiled flooring and

A side gate allows access to an enclosed rear garden, comprising of patio, lawn, raised shrub borders, fishpond, mature shrubs, timber-built summer house and pergola.



**TPayne & Co**  
SALES & LETTINGS