



SYMONDS + GREENHAM

Estate and Letting Agents



1 Ramsden Place, Cottingham, HU16 5EX Offers in excess of £150,000

POPULAR LOCATION - TWO BED WITH LOFT SPACE - TWO BATHROOMS - FRONT AND REAR GARDENS

Presenting a delightful 2 bedroom mid-terraced property located on the popular Ramsden Place in Cottingham. This fantastic residence is strategically positioned for easy access to amenities, making it a convenient and desirable home.

The ground floor features a well-designed living room and dining area, complemented by a functional kitchen, providing a welcoming space for daily living. Moving to the first floor, there are two double bedrooms, with the primary bedroom benefiting from an en suite. A well-appointed family bathroom adds to the convenience.

One of the notable features of this property is the expansive loft space on the second floor, offering versatility and potential for various uses. Outside, the front and rear gardens contribute to the overall charm of the property, with off-street parking at the front ensuring convenience for residents.

This home combines practicality with thoughtful design, making it an appealing choice for those seeking a comfortable and well-connected residence in the heart of Cottingham.

DO NOT DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

with door to...

ENTRANCE HALL

with stairs to first floor and door to kitchen and...

LIVING ROOM

13'4 x 11'9 max (4.06m x 3.58m max)

a good sized living room with gas fireplace



DINING ROOM

10'4 x 8'8 max (3.15m x 2.64m max)

a well lit reception room with sliding doors to the rear garden



KITCHEN

14'7 x 10'6 max (4.45m x 3.20m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, overhead extractor fan, space for fridge freezer, plumbing for washing machine and space for tumble dryer



FIRST FLOOR

LANDING

with doors to bedrooms and bathroom and stairs to second floor

BEDROOM 1

12'0 x 11'9 max (3.66m x 3.58m max)

a spacious primary bedroom with fitted wardrobes and door to...



EN SUITE

with low level w/c, pedestal sink basin and shower cubicle



BEDROOM 2

14'2 x 8'9 max (4.32m x 2.67m max)

another good sized double bedroom



BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with tiles to splash back areas



SECOND FLOOR

LOFT SPACE

18'4 x 9'6 max (5.59m x 2.90m max)

a fantastic loft space that can be used for a variety of purposes, such as an office space, playroom or bedroom



OUTSIDE

To the rear, the property benefits from a well maintained generously sized garden, mainly laid to lawn with paved area, pond features and a variety of shrubbery, with brick built shed and hedge border.

To the front, the property has a low maintenance garden with lawn, path and plant border, with off street parking for one vehicle, enclosed by picket fence.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

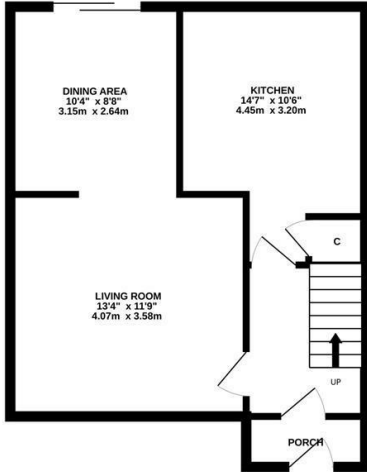
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

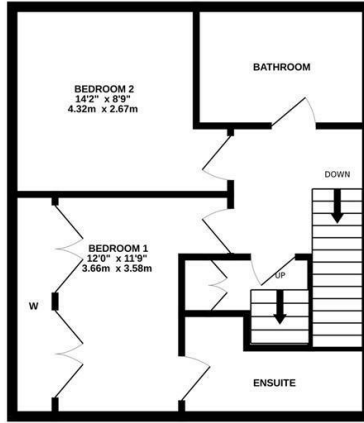
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

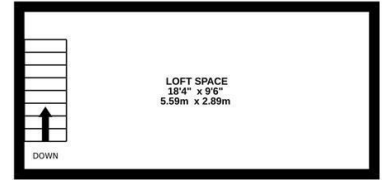
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC