



**FOR SALE**

**5 Ridgeway, Perry, Huntingdon**

2/3 Bed Detached Bungalow

- ✓ Detached Bungalow
- ✓ Two / Three Bedrooms
- ✓ Backing onto Grafham Water
- ✓ In Need of some Renovation Work
- ✓ Generous, Private Plot
- ✓ Sought After Village Location

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
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This spacious, detached Bungalow located in the sought-after neighbourhood of Perry, Cambridgeshire offers a fantastic opportunity for those looking to put their own stamp on a home. The Bungalow boasts 2/3 bedrooms, providing ample, versatile space for comfortable living. Although requiring some renovation work, this property presents an exciting prospect for those with a creative vision.

As you approach the property, a generous front garden and private driveway greets you, providing ample parking space for multiple vehicles. The larger than average garage is an excellent addition for those seeking extra storage or workshop space.

Inside, the main kitchen/ living area is flooded with natural light, and has double doors which opens onto the rear garden. The living area offers plenty of room for comfortable seating, making it an ideal area for entertaining or to unwind and relax in front of the log burner at the end of a long day.

The Bungalow currently offers two well-proportioned bedrooms, each boasting ample natural light. The third room, which is located in an extension at the rear of the property, can be used as either a bedroom or another reception/ garden room, and provides flexibility to cater to the new owner's specific needs.

Outside, the private plot which backs onto Grafham water, offers a blank canvas for garden enthusiasts to create their own outdoor oasis. Whether it be a beautifully landscaped garden or a productive vegetable patch, this property provides ample space for the new owners to indulge in their green-fingered aspirations.

Perry is a lovely village which offers a thriving community and good local amenities including a shop and excellent pub. If you like walking or cycling, take your pick from the many footpaths and bridleways that are accessible from the village and around Grafham water. Or perhaps some sailing and water sports are more your thing?

To arrange a viewing, please contact us:

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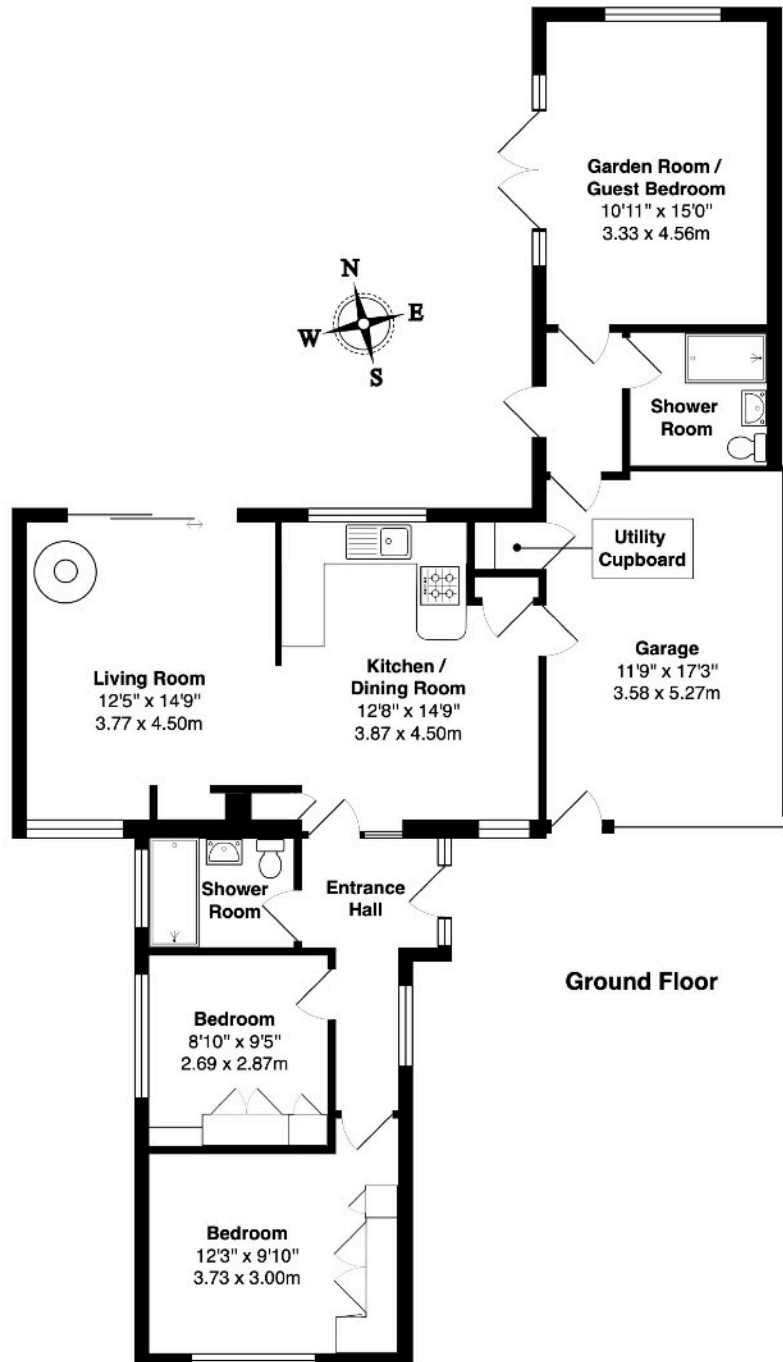












Ground Floor

Approximate Area: 1159 ft<sup>2</sup> ... 107.7 m<sup>2</sup>

Floor plans are for layout purposes only and are not intended to be scale drawings.  
 All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
 Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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