



24 Blenheim Road, Ramsey

Guide Price **£375,000**

 **Oliver James**
Property Sales & Lettings



24 Blenheim Road

Ramsey, Huntingdon

A beautifully styled 3 bedroom / 2 bathroom Victorian home of 1323 sq.ft / 123 sq.metres with a lovely landscaped garden approaching 134 ft long.

Council Tax band: D

Tenure: Freehold

- A beautifully styled Victorian home.
- Three bedrooms / two bathrooms / three reception rooms.
- The Gross Internal Floor Area is approximately 1323 sq.ft / 123 sq.metres.
- A landscaped garden extending to approximately 134 ft / 43 metres long.
- A short walk to the town centre, local schooling and amenities.
- An approximately 20 minute drive to Huntingdon with fast train lines to Kings Cross in under 50 minutes.
- Lovely high ceilings, cornicing and exposed brick fireplaces with two inset multi fuel burners.
- A sociable well presented kitchen open into the dining area.
- Driveway parking to the front and rear vehicular access.
- EPC: D.





EXTERNAL - FRONT

To the front of the property is a gravelled driveway providing parking for multiple vehicles with gated access to the rear.

EXTERNAL

The rear garden extends to approximately 134 ft / 43 metres in length and has been beautifully landscaped with a cobbled patio leading out from the property to a raised, slabbed, further patio seating area taking advantage of the sunny southerly facing orientation. A path leads down to a further lawned garden with specimen flower borders, gravelled seating area and timber summerhouse. Another path leads to a paved area, vegetable plot with raised beds and greenhouse. There is then a further lawned area with fruit trees and timber shed. To the rear of the garden is a brick built building which many years ago would have been used as a garage with access served via a private road to the rear. A much larger garage or further parking could be created subject to the necessary permissions. There is also a brick outhouse accessed from the courtyard which has power and light and offers useful additional storage.

SERVICES

The Property is heated by mains gas central heating and served via mains drainage, water and electricity.

LOCATION

The property is nestled within walking distance of the High Street in the small market town of Ramsey, located north of the larger towns of Huntingdon and St Ives. Ramsey town itself offers a wide range of amenities including a range of independently run shops, restaurants, a leisure centre with swimming pool, both primary and secondary schools as well as larger supermarkets and access to both Huntingdon and Peterborough Train Stations within 15 miles.



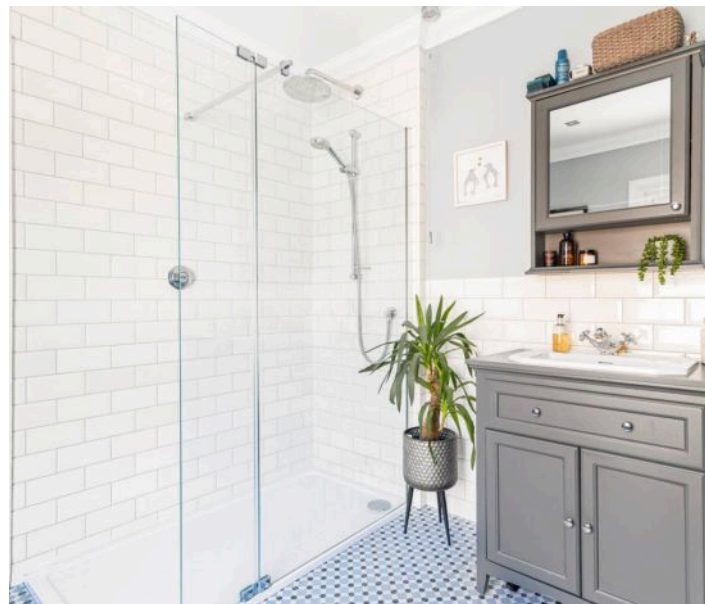


AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase. Material Information relating to the property can be viewed by clicking on the brochure tab.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	85
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
	65	85
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor

Oliver
James

Approximate total area⁽¹⁾
696 ft²
64.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360



Floor 1

Oliver
James

Approximate total area⁽¹⁾
566 ft²
52.6 m²

(1) Excluding balconies and terraces

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Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/

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