



MAXEY GROUNDS

auctions@maxeygrounds.co.uk

01354 602030

Professional

Guide Price £70,000 - £90,000



Ref: 25014

**27 Herne Road, Ramsey St Mary's, Ramsey,
Huntingdon PE26 2SR**

Semi Detached House in need of full renovation. Accommodation offers Lounge, Dining Room, Kitchen, Two Bedrooms and Bathroom. Garage, Ample Parking and Garden.

The property is offered for sale in as seen condition by Public Auction on Thursday 27th November 2025 and will be held on our online Auction platform.

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Offices at March and Wisbech



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DESCRIPTION

Semi Detached House located in the village of Ramsey St Mary's, near Ramsey, Huntingdon. The house is of brick construction, with a pitched tiled roof. Boundaries of the property are shown edged red on the Land Registry Title plan, for identification purposes only.

ENTRANCE HALL

Double glazed panel entrance door leads into the Entrance Hall with stairs leading off. Door to Lounge.

LOUNGE 12' 0" x 11' 4" (3.67m x 3.47m)

Fireplace with tiled surround and mantle. Double glazed window to front. Picture rail. Door to Dining Room.

DINING ROOM 15' 5" x 12' 0" (4.71m x 3.68m)

Feature fireplace with tile surround. Double glazed window to rear. Built in under stairs storage cupboard (houses electric consumer unit) with window to side. Picture rail. Wooden and glazed panel door to Kitchen.

KITCHEN 12' 2" x 7' 8" (3.73m x 2.36m)

Sink unit with base units and drawers below. Tiled splashback. Wall units. Timber frame glazed window to side. Timber glazed door to front. Loft access.

STAIRS AND LANDING

Stairs lead onto the first floor landing. Double glazed window to side. Loft access. Doors to all first floor rooms.

BEDROOM ONE 12' 1" x 11' 5" (3.69m x 3.48m)

Feature fireplace. Double glazed window to front. Built in storage cupboard.

BEDROOM TWO 12' 0" x 9' 5" (3.67m x 2.88m)

Double glazed window to rear.

BATHROOM 8' 6" x 5' 7" (2.60m x 1.71m)

Three piece bathroom suite comprising panel bath pedestal wash hand basin and WC. Double glazed obscured window to side. Hot water tank.

OUTSIDE

The house is set back from the road, enclosed by hedges and fencing. Hardstanding driveway providing ample off road parking. The front garden is currently overgrown. The rear garden is enclosed by fencing with a range of old outbuildings.

SERVICES

Mains electricity and water. Non-mains drainage.

AGENTS NOTE

The property is showing visual evidence of cracking and damp.

METHOD OF SALE

The property is offered For Sale in as seen condition by Public Auction at a Guide Price of £70,000 - £90,000. The Auction will take place on Thursday 27th November 2025 and will be held on our online Auction platform. Further details are available from the Agent.

The Auction Information and Legal Pack will be available for inspection during the 14 days prior to the Auction. At the fall of the hammer, contracts will unconditionally exchange with completion on Thursday 8th January 2026. The successful Purchaser will be required to pay 10% of the purchase price with the balance upon completion. The Purchaser will also be required to reimburse the Vendor for the cost of searches in the amount of £662.02 inclusive of VAT, plus an administration fee of £390.00 inclusive of VAT.

COUNCIL TAX BAND B

EPC RATING BAND G



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VIEWINGS

Please contact us to arrange a viewing. For further details contact Jessica Allen or Shirley Pollard. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

ANTI-MONEY LAUNDERING REGULATIONS

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

PARTICULARS PREPARED October 2025





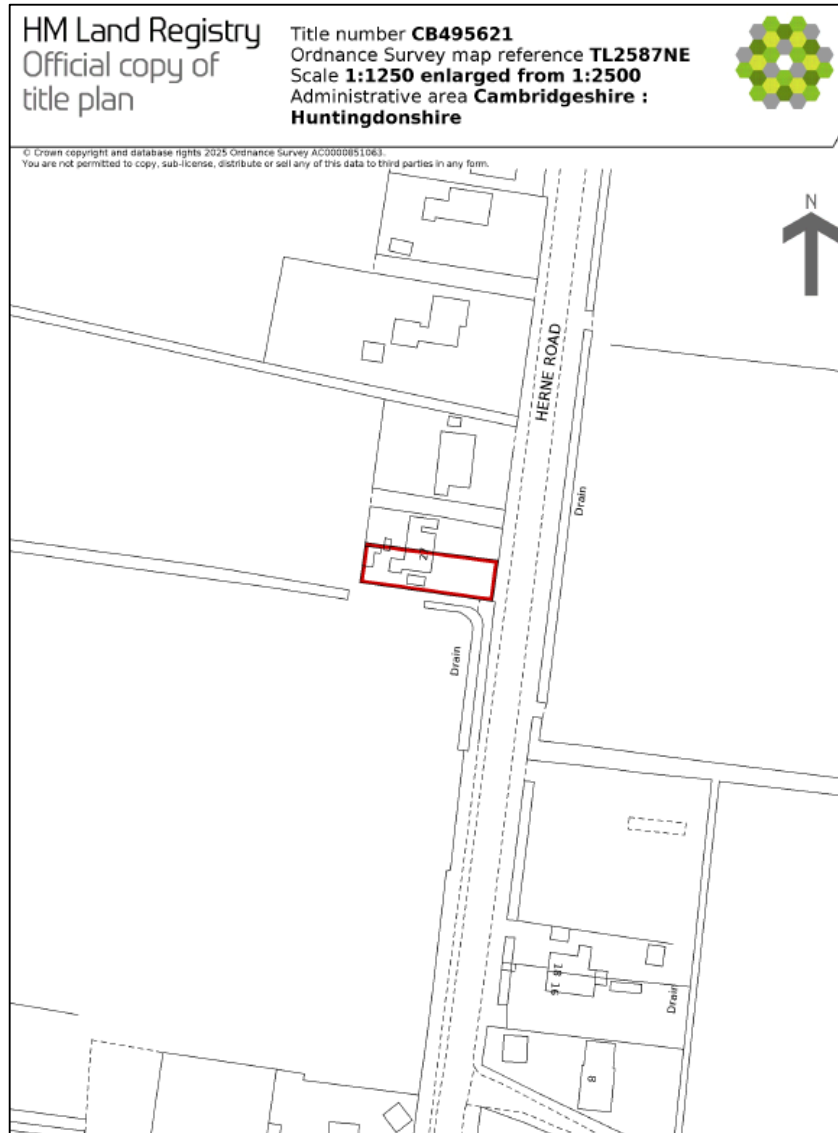
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Not to scale – for identification only

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.