



Positioned in the charming village of Barton-Le-Clay, this semi-detached house on Ramsey Road presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious living room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

Whilst the property is in need of some modernisation, this presents a unique chance for buyers to personalise the space to their taste and style.

Parking is a notable advantage, with space available for up to three vehicles, ensuring convenience for residents and visitors alike. The location in Barton-Le-Clay village provides a delightful community feel, with local amenities and scenic surroundings, making it an attractive place to live.

This property is a blank canvas, ready for someone with vision to transform it into a stunning home. If you are looking for a project in a desirable area, this semi-detached house could be the perfect fit for you.



## Entrance Hall

Providing access to all ground floor accommodation with a hardwood glazed door and glazed window to the front. Fitted carpet. Radiator. Stairs riding to the first floor accommodation. Under stairs storage cupboard.

## Living Room

Double glazed sliding patio doors to the rear garden. Double glazed window to the rear. Radiator. Fitted carpet. Fire place with gas fire as fitted.



## Kitchen

Fitted to comprise a range of wall drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Double glazed window to the front aspect. Spaces and plumbing for a washing machine and dishwasher. Space for a refrigerator. Integrated eye level oven and grill, with gas hob as fitted. Double glazed door to the side. Boiler cupboard. Part tiled walls.



## Landing

Providing access to all first floor accommodation with fitted carpet. Radiator. Hatch to the loft. Airing cupboard.

## Bedroom One

Double glazed window to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.



## Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet.



## Bedroom Three

Double glazed window to the rear aspect. Radiator. Fitted carpet.

## Wet Room

Fitted to comprise a w/c. Wash hand basin and shower area. Fully tiled walls. Double glazed window to the front aspect. Radiator.



## To the Front

Driveway providing parking for two cars and onward access to the



garage. The remainder being laid mostly to lawn with mature shrubs, bushes and a tree.



## Garage

Detached with an up and over door to the front. Window to the side. Door to the side.

## Rear Garden

Enclosed and in need of landscaping. Boundary fencing. Gate providing access to the front of the property.



## NB

Services and appliances have not been tested.

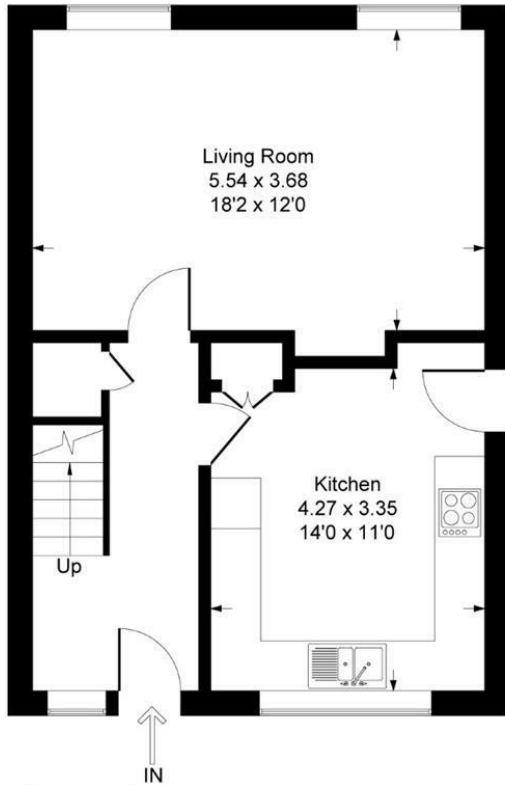
## Viewing

By appointment through Bradshaws.

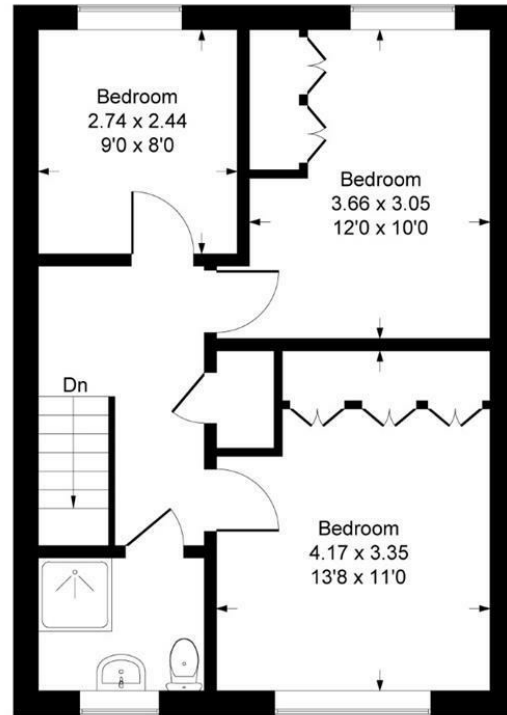
## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 89.6 sq m / 965 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purpose only, measurements approximate, and not to scale.

