

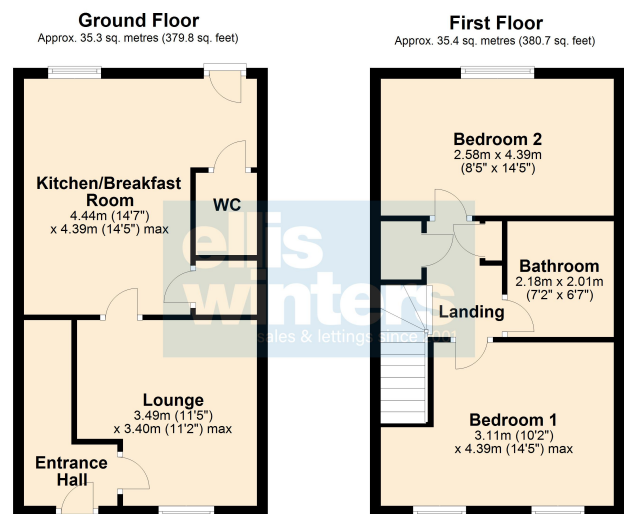
£220,000

Off Carver Way, Ramsey, Huntingdon PE26 1LH



To arrange a viewing call us now on [01354 694900](tel:01354694900)

BEAUTIFULLY PRESENTED and situated within a POPULAR and well-regarded location, this ATTRACTIVE two-bedroom semi-detached home offers MODERN living throughout and benefits from the reassurance of a remaining new build WARRANTY, making it an excellent choice for first-time buyers or those looking for a low-maintenance move. The property is well laid out and thoughtfully designed, featuring a spacious and light-filled kitchen/diner that is ideal for both everyday family living and entertaining guests, alongside a comfortable and inviting living room. In addition, there is the added convenience of a ground floor cloakroom, enhancing the practicality of the home. Upstairs, the property continues to impress with two generous double bedrooms, both offering ample space for furnishings, as well as a stylish and well-appointed family bathroom. Externally, the home boasts a good-sized driveway providing off-road PARKING for multiple vehicles, while to the rear there is a sunny and private garden. Overall, this is a superb opportunity to acquire a modern, well-presented home.



Total area: approx. 70.6 sq. metres (760.4 sq. feet)

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GROUND FLOOR

Lounge
3.49m (11'5") x 3.40m (11'2") max.
Window to front.

Kitchen/Breakfast Room
4.44m (14'7") x 4.39m (14'5") max.
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, wall mounted gas boiler, window to rear.

WC
Fitted with a low level wc and hand wash basin.



FIRST FLOOR

Bedroom 1
4.39m (14'5") max. x 3.11m (10'2")
Two windows to front.

Bedroom 2
4.39m (14'5") x 2.58m (8'5")
Window to rear.

Bathroom
Fitted with a panelled bath with mixer tap shower, low level wc and hand wash basin.



OUTSIDE

The front garden is open plan and laid to lawn. A driveway to one side provides ample off road parking. A side gate leads to the rear where the well proportioned garden is laid to lawn with patio area.



SERVICES

Mains gas, electricity, water and drainage.
The property has gas fired central heating.

Huntingdonshire District Council tax band B
Energy rating B



Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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