SYMONDS + GREENHAM

*Estate and Letting Agents*









# 12 Ramsden Place, Cottingham, HU16 5EX
# £170,000

SPACIOUS AND FULL OF POTENTIAL, THIS THREE-BEDROOM END-TERRACE HOME FEATURES OPEN-PLAN LIVING, A VERSATILE LOFT ROOM, GENEROUS REAR GARDEN, AND A QUIET CUL-DE-SAC LOCATION CLOSE TO COTTINGHAM VILLAGE CENTRE.

Nestled in on the cul-de-sac of Ramsden Place, this end terraced home in Cottingham presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and a loft room, this property is perfect for families or individuals seeking extra space.

Upon entering, you are greeted by a welcoming lounge that flows seamlessly into a dining area, providing an ideal setting for both relaxation and entertaining. The kitchen, which leads out to a generous rear garden, offers ample potential for those wishing to cultivate their own outdoor oasis. The garden is a blank canvas, ready for your personal touch, whether it be a tranquil retreat or a vibrant space for gatherings.

The first floor comprises three bedrooms, each offering a comfortable and inviting atmosphere, along with a family bathroom that caters to all your needs. A fixed staircase leads to the loft room, which can serve as an additional bedroom, a home office, or a creative space, further enhancing the versatility of this property.

Conveniently located, Ramsden Place is easily accessible from Travis Road, just off Burton Road, in the desirable Parkway area of Cottingham. Residents will appreciate the proximity to local amenities, with a walkway leading directly to The Parkway and the village centre, where a variety of shops and services await. This property is ready for someone to put their own stamp on it, making it a fantastic opportunity for those looking to invest in a home that offers both comfort and potential in a sought-after location.

## CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

## COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "B"

## DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

The property was previously affected by subsidence. Remedial works have since been completed and supporting documentation/certification is available upon request.

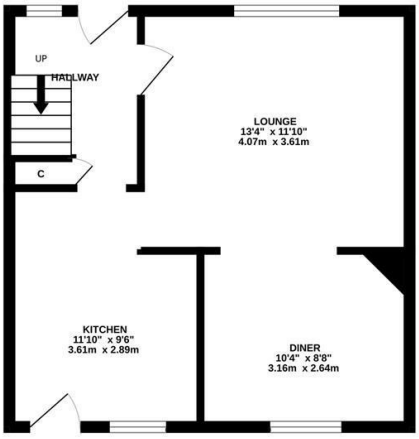
## DOUBLE GLAZING
The property has the benefit of double glazing.

## FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

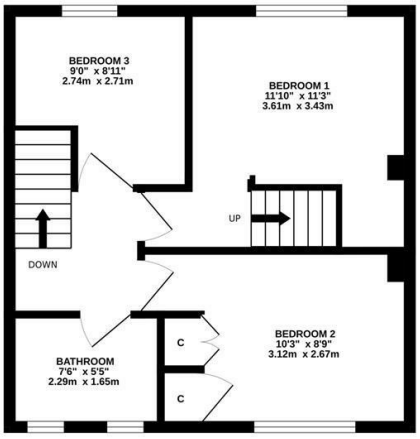
## TENURE
Symonds + Greenham have been informed that this property is Freehold.

## VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

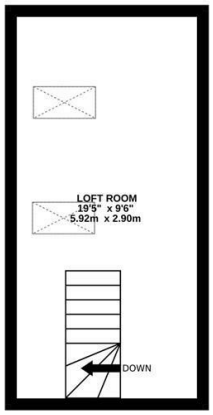
GROUND FLOOR



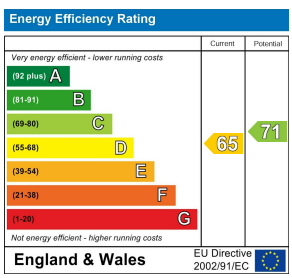

1ST FLOOR

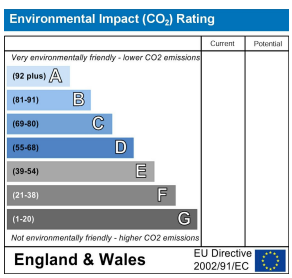


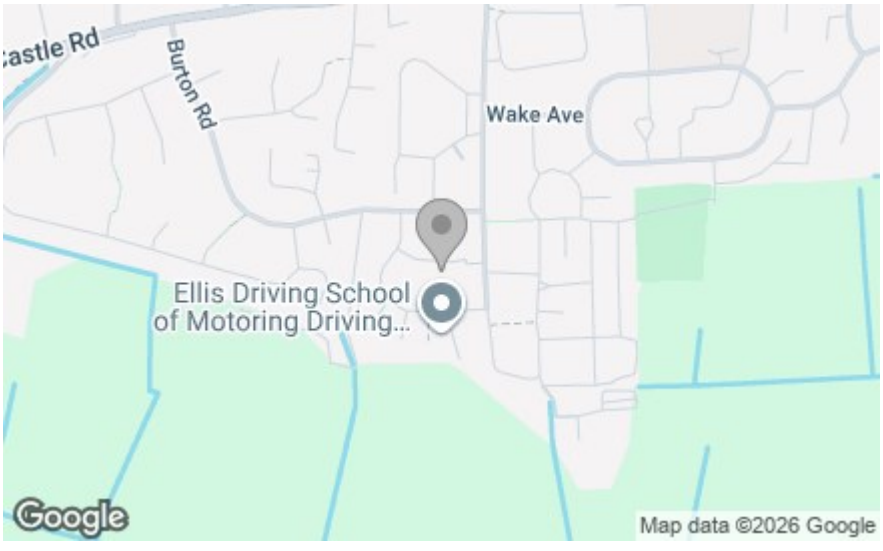

2ND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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