



Dispersal Way, Ramsey, Huntingdon, PE26 1FF

Beautifully Presented - Modern Semi Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - Ground Floor WC - First Floor Bathroom & En Suite - Off Road Parking - Call To View (01354) 696700

£279,999



Ground Floor

Entrance Hall
Entrance door, Amtico Spacia Dry Cedar flooring, radiator and door to:

WC
Fitted with two-piece suite pedestal wash hand basin and low-level WC, tiled splashbacks, Amtico Spacia Dry Cedar flooring and radiator.

Lounge
4.57m (15') x 3.63m (11'11") max
Double glazed window to front, storage cupboard, Amtico Spacia Dry Cedar flooring, two radiators and door to:

Hall
Stairs to first floor, Amtico Spacia Dry Cedar flooring, radiator and door to:

max Kitchen/Diner
4.71m (15'5") x 3.29m (10'10")
Fitted with a matching range of base and eye level units with

worktop space over, soft closing doors, under counter lighting, upgraded stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, electric hob with extractor hood over and oven, radiator, Amtico Spacia Dry Cedar, plyth and corner match and double-glazed double doors and window to rear.

First Floor

Landing
Storage cupboard with shelving, upgraded fitted carpet and doors to:

Bedroom 1
3.26m (10'8") x 3.21m (10'5")
Two double glazed windows to rear, fitted wardrobe, upgraded fitted carpet, radiator and door to:

En-suite
Fitted with three-piece suite comprising shower, pedestal wash hand basin and low-level WC, heated towel rail, vinyl flooring and double glazed window to side.

Bedroom 2
3.88m (12'9") x 2.47m (8'1") max
Double glazed window to front, upgraded fitted carpet and radiator.

Bedroom 3
2.16m (7'1") x 2.26m (7'4") max
Double glazed window to front, upgraded fitted carpet and radiator.

Bathroom
Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, heated towel rail and double-glazed window to side.

Outside
The property has two allocated parking spaces to the front and an enclosed garden to the rear which is south/west facing. The garden mostly comprises of lawn, a patio area, outside tap and a timber shed.

EPC Rating - B



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.