

£280,000

The Avenue, Ramsey, Huntingdon PE26 1AT



To arrange a viewing call us now on 01354 694900

Offered for sale with the benefit of NO FORWARD CHAIN, this three-bedroom semi-detached family home occupies a generous plot and benefits from a double GARAGE with adjoining WORKSHOP, together with rear vehicular access and off-road parking. The accommodation comprises an entrance hall, comfortable living room, spacious garden room, fitted kitchen/diner, utility room and cloakroom. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys a good-sized rear garden, providing an ideal space for families and outdoor entertaining. Viewing is highly recommended to appreciate the space, potential and CONVENIENT LOCATION this home has to offer.

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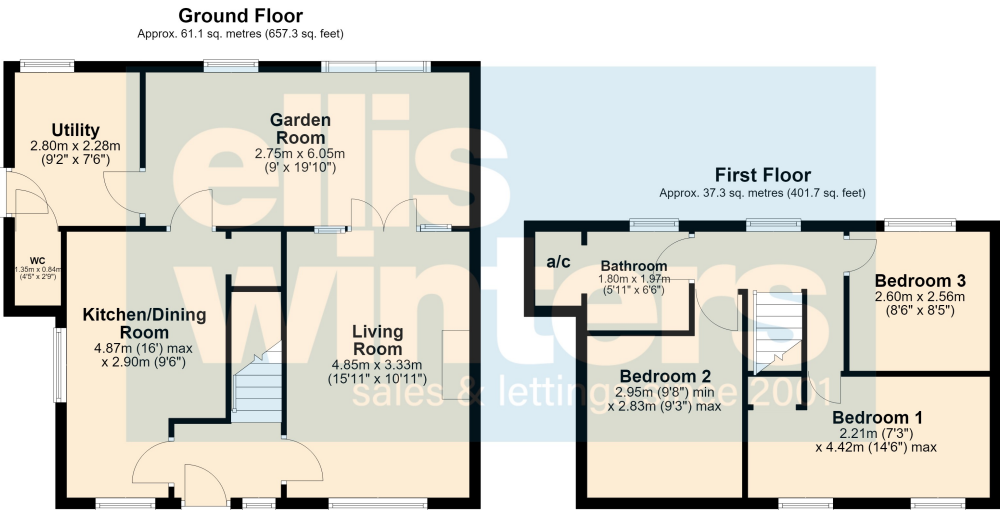
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Total area: approx. 98.4 sq. metres (1058.9 sq. feet)

GROUND FLOOR

Living Room
4.85m (15'11") x 3.33m (10'11")
Fireplace with potential for wood burner, laminate flooring, double doors into garden room, window to front.

Kitchen/Dining Room
4.87m (16') max. x 2.90m (9'6")
Fitted with a matching range of wall and base units housing range style cooker, 1½ sink and drainer, plumbing for dishwasher, pantry cupboard, wall mounted gas boiler, windows to both front and side.

UTILITY
2.80m (9'2") x 2.28m (7'6")
Single sink and drainer, plumbing for washing machine and space for fridge/freezer.
Window to rear.

WC
1.35m (4'5") x 0.84m (2'9")
Window to rear.

Garden Room
6.05m (19'10") x 2.75m (9')
Window to rear, patio doors out to garden.

FIRST FLOOR

Bedroom 1
4.42m (14'6") max. x 2.21m (7'3")
Two windows to front, over stairs wardrobe.

Bedroom 2
2.95m (9'8") min. x 2.83m (9'3") max.
Window to front.

Bedroom 3
2.60m (8'6") x 2.56m (8'5")
Window to rear.

Bathroom
1.97m (6'6") x 1.80m (5'11")
Fitted with a panelled bath with electric shower over, low level wc and hand wash basin. Window to rear, airing cupboard.

OUTSIDE

The front garden is enclosed by a low level wall and is laid to lawn with ornamental trees, A side gate leads to the rear where the well proportioned garden is also laid to lawn with patio area.

There is a rear vehicular access which leads to the double garage and workshop where there is also ample off road parking. The garages have standard up and over doors, power and light plus a courtesy door into the garden.

SERVICES

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

Freehold
Huntingdonshire District Council tax band B
Energy rating D

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

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