



## The Avenue, Ramsey, Huntingdon, PE26 1AR

Semi-Detached House - 3 Bedrooms - Kitchen/Dining Room - Lounge - Family Bathroom & Ground Floor WC -  
Enclosed Rear Garden With Cabin - Ample Driveway Parking - Call To View (01354) 696700

**£270,000**



**Ground Floor**

**Porch**  
Double glazed entrance door, double glazed window to front and laminate flooring leading to:

**Hall**  
Stairs to first floor, open plan to lounge and door to kitchen/dining room.

**Lounge**  
4.98m (16'4") x 2.79m (9'2")  
Double glazed window to front, radiator, laminate flooring and double glazed double doors to garden.

**Kitchen/Dining Room (max)**  
5.00m (16'5") x 4.88m (16'0")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, space for range style gas cooker, extractor hood, double glazed window to front, double glazed window to rear, storage cupboard, radiator

and laminate flooring.

**WC**  
Fitted with low-level WC with laminate flooring.

**Rear Lobby**  
Laminate flooring, double glazed door to rear garden.

**First Floor Landing**  
Stairs from ground floor, double glazed window to rear, airing cupboard and doors to:

**Bedroom 1**  
3.25m (10'8") x 2.00m (6'7") max  
Double glazed window to front, fitted with a range of wardrobes and overstairs storage cupboard, laminate flooring and radiator.

**Bedroom 2**  
3.36m (11') x 3.08m (10'1") max  
Double glazed window to front and radiator.

**Bedroom 3**  
2.17m (7'1") x 3.10m (10'2") max  
Double glazed window to rear,

built-in storage cupboard and radiator.

**Bathroom**  
Fitted with three piece suite with comprising, panelled bath with hand shower attachment over and folding glass screen and tiled surround, wash hand basin with storage under and tiled splashbacks and low-level WC, double glazed window to rear and radiator.

**Outdoor Cabin**  
A great addition with two separate rooms, fully insulated with electric, light, electric radiators and double glazed double doors to garden.

**Outside**  
There is driveway parking to the front of the property for several vehicles with a side gate giving access to the enclosed rear garden which has gravelled areas, lawn and pathway leading to the outdoor cabin.

EPC Rating: E



**Call to arrange a viewing 01354 696700 TPayne & 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.