

Shared Ownership

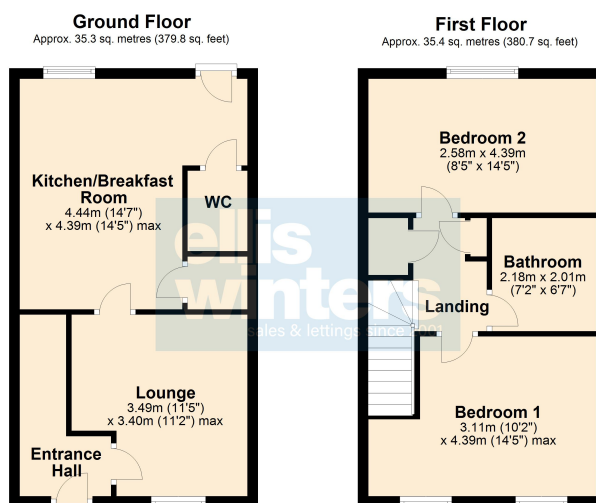
£88,000

Off Wagstaffe Close, Ramsey, Huntingdon PE26 1LH



To arrange a viewing call us now on 01354 694900

This modern and well-presented two-bedroom detached home is offered on a 40% shared ownership basis, providing an excellent opportunity for buyers to get onto the property ladder, with the option to staircase to full ownership in the future. The accommodation includes a bright and spacious kitchen/dining area ideal for both everyday living and entertaining, a separate utility room, and a ground floor cloakroom. Upstairs, there are two generously sized double bedrooms and a well-appointed family bathroom. Externally, the property benefits from a good-sized enclosed rear garden and ample off-road parking, making it a practical and appealing home for first-time buyers.



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.

AGENTS NOTE

Our seller owns a 40% share of the property which has been valued at £220,000 in total. The rental payment, including a service charge amounts to £453 pcm.



Energy rating B

Huntingdonshire District Council tax band 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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