



## New Abbey Farm, St. Marys Road, Ramsey, Huntingdon, PE26 2SN

5.25 Acres (STMS) & Stables - Requires Updating - Detached Bungalow - 3 Bedrooms - 1 Reception Room - Kitchen/Breakfast Room - Bathroom - Driveway & Garage - Call To View (01354) 696700

**£400,000**



Entrance Hall  
Window to rear, cupboard.

Entrance door.

Lounge 4.14m (13'7") x 3.74m (12'3")  
Window to front, open fire.

Kitchen/Breakfast Room 5.26m (17'3") max x 3.17m (10'5")  
Base unit, stainless steel sink, plumbing for washing machine, space for fridge/freezer, tumble dryer and cooker, two windows to rear.

Pantry 1.34m (4'5") x 1.10m (3'7")  
Window to rear.

Bedroom 1 3.99m (13'1") x 3.47m (11'5")  
Window to front, cupboard.

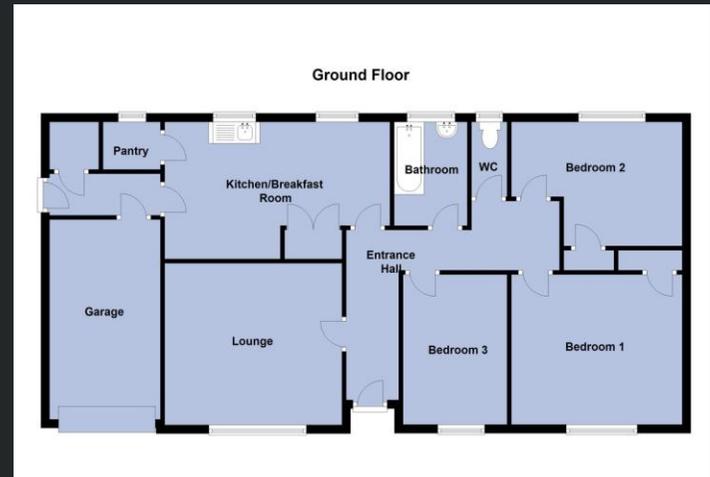
Bedroom 2 3.99m (13'1") max x 2.87m (9'5")  
Directions  
On Leaving Ramsey along to

Bedroom 3 3.47m (11'5") x 2.43m (8')  
Window to front.  
WC  
Window to rear, WC.  
Bathroom  
Panelled bath and pedestal wash hand basin, tiled splashbacks, window to rear.

Garage  
Up and over door.  
Outside  
There is a driveway and garage. Stables and approximately 5.25 acres (STMS).

B1040 the property is on the left hand side.

EPC Rating-G



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.