

Offers In Region Of

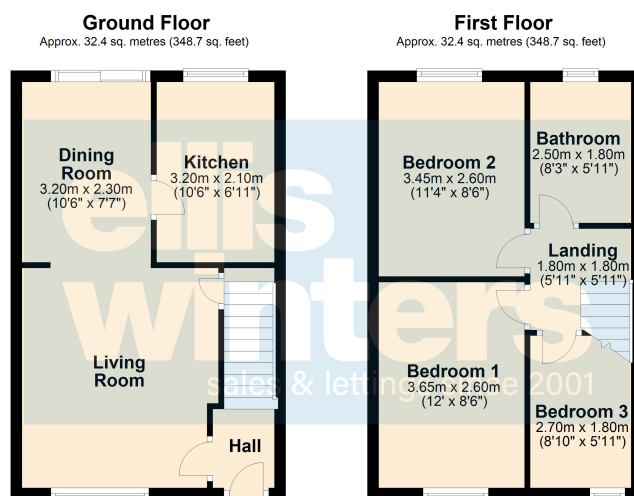
**£200,000**

Sandringham Drive, Ramsey Forty Foot,  
Huntingdon PE26 2YS



**To arrange a viewing call us now on 01354 694900**

With the benefit of NO FORWARD CHAIN, this three-bedroom terraced house is situated in a POPULAR VILLAGE location and enjoys allocated PARKING plus a fully enclosed rear garden. Requiring some updating, the accommodation comprises a separate living and dining room, a kitchen, three bedrooms and a bathroom. An excellent opportunity for first-time buyers or investors to personalise a home in a desirable setting, with scope to modernise to taste. Early viewing is recommended to appreciate the property's potential.



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

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#### GROUND FLOOR

**Living Room**  
3.90m (12'10") x 3.50m (11'6") max.  
Window to front, laminate flooring.

**Dining Room**  
3.20m (10'6") x 2.30m (7'7")  
Patio door out to garden, laminate flooring.



**Kitchen**  
3.20m (10'6") x 2.10m (6'11")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine and dishwasher, single oven and four ring gas hob with extractor hood over, space for fridge/freezer, window to rear.

#### FIRST FLOOR

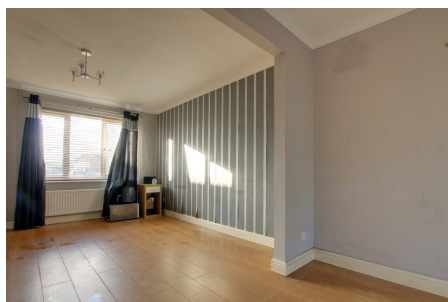
**Bedroom 1**  
3.65m (12') x 2.60m (8'6")  
Window to front.

**Bedroom 2**  
3.45m (11'4") x 2.60m (8'6")  
Window to rear.

**Bedroom 3**  
2.70m (8'10") x 1.80m (5'11")  
Window to front.



**Bathroom**  
Three piece suite comprising panelled bath with shower over, wash hand basin set within vanity unit, low-level WC, ceramic tiling, heated towel rail, window to rear.



#### OUTSIDE

The front garden is enclosed by a low level wall and is paved for ease of maintenance. To the rear, the garden is laid to lawn with decked patio. A rear gate leads to the parking area where there is one allocated space. Our sellers have erected a shed on the space.



#### SERVICES

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

Freehold  
Huntingdonshire District Council tax band B  
Energy rating C

#### 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 £40 + VAT (£48) per transaction, 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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