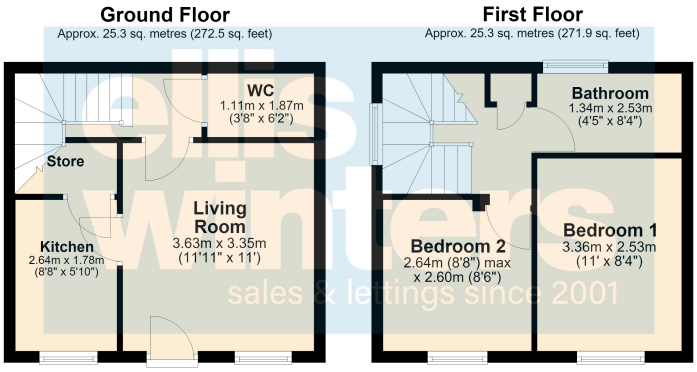
£149,000

Palmer Close, Ramsey, Huntingdon PE26 1FB

To arrange a viewing call us now on 01354 694900

An ideal FIRST-TIME purchase or INVESTMENT opportunity, this ATTRACTIVE two-bedroom property is conveniently situated within walking distance of a wide range of local amenities, including shops, schools and transport links. Offered to the market with the added benefit of NO FORWARD CHAIN, the property is ready for a purchaser to move straight into and enjoy. Having been REFURBISHED THROUGHOUT, the accommodation is WELL PRESENTED and offers bright, modern living space. The ground floor comprises a welcoming living room, together with a fitted kitchen offering ample storage and workspace. A useful cloakroom completes the ground floor accommodation. To the first floor are two well-proportioned bedrooms and the family bathroom.



Total area: approx. 50.6 sq. metres (544.4 sq. feet)

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GROUND FLOOR

Living Room
3.63m (11'11") x 3.35m (11')
Window to front.

Kitchen
2.64m (8'8") x 1.78m (5'10")
Fitted with a matching 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, under stairs storage cupboard, window to front.

WC
1.87m (6'2") x 1.11m (3'8")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
3.36m (11') x 2.53m (8'4")
Window to front.

Bedroom 2
2.64m (8'8") max. x 2.60m (8'6")
Window to front.

Bathroom
2.53m (8'4") x 1.34m (4'5")
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear.

OUTSIDE

There is a small courtyard garden at the front of the property which is laid to gravel. There is allocated parking for approx. two vehicles (depending on size).

SERVICES

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

Energy rating C
Huntingdonshire District Council tax band A

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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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