



## James Court, Ramsey, Huntingdon, PE26 1GR

Immaculately Presented - Detached Bungalow - Kitchen/Breakfast Room & Lounge - 3 Bedrooms - Five Piece Suite Bathroom - Low Maintenance Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

**£330,000**



**Hall**  
7.56m (24'10") x 2.00m (6'7")  
Double glazed entrance door and window to front, radiator, laminate flooring and door to:

**Kitchen/Breakfast Room**  
5.10m (16'9") x 3.08m (10'1") max  
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, gas hob with extractor hood over and oven, integrated dishwasher and washing machine, space for fridge/freezer, radiator, tiled flooring and double-glazed window and door to rear.

**Lounge**  
5.10m (16'9") x 4.19m (13'7")  
Double glazed sliding door to rear, fireplace, fitted carpet, storage cupboard and radiator.

**Bedroom 1**  
4.55m (14'11") x 3.08m (10'1") max  
Double glazed window to front, fitted carpet, fitted wardrobe(s) and radiator.

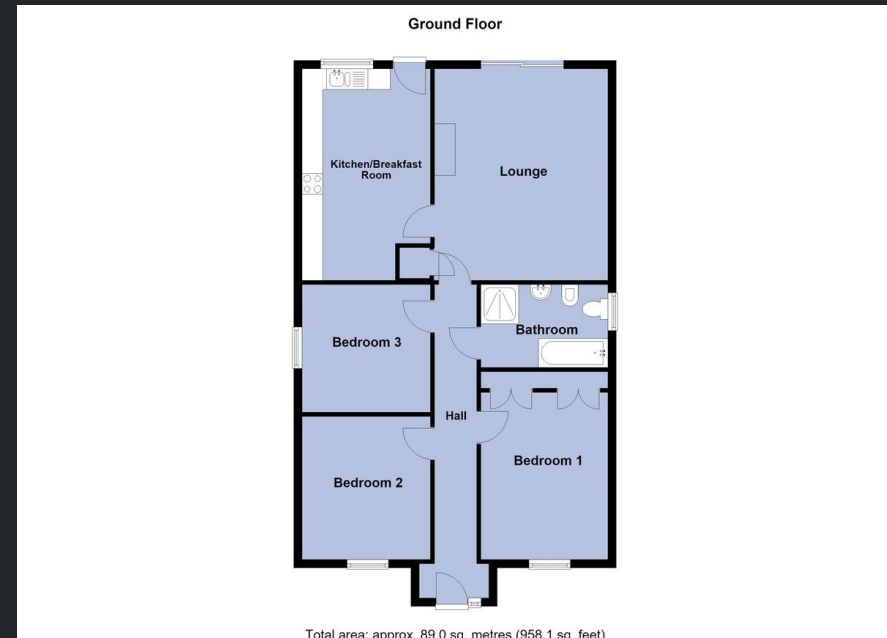
**Bedroom 2**  
3.45m (11'4") x 3.10m (10'2")  
Double glazed window to front, radiator and laminate flooring.

**Bedroom 3**  
3.09m (10'2") x 3.08m (10'1")  
Double glazed window to side, radiator and laminate flooring.

**Bathroom**  
3.07m (10'1") x 2.00m (6'7")  
Fitted with five-piece suite comprising a bath, pedestal wash hand basin, shower cubicle, bidet and low-level WC, radiator, tiled flooring and double-glazed window to side.

**Outside**  
The property has a driveway to the side, leading to the single garage. There is also a low maintenance garden to the rear.

EPC - C



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.