



Old Station Road, Ramsey, Huntingdon, PE26 1NN

Central Location - Three Storey Town House - 3 Double Bedrooms - Kitchen & Lounge/Diner - Family Bathroom, En-Suite To Master & Ground Floor WC - Low Maintenance Rear Garden - Allocated Parking - Call To View (01354) 696700

Offers in Excess of

£220,000



Ground Floor

Entrance Hall

Double glazed entrance door, laminate flooring, stairs to first floor and doors to:

Kitchen

2.64m (8'8") x 2.64m (8'8")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in oven, built-in four ring gas hob with extractor hood over, dual aspect double glazed window to side and to front and laminate flooring.

WC

Double glazed window to front, fitted with two piece comprising, pedestal wash hand basin and low-level WC, tiled splashback, and laminate flooring.

Lounge/Diner

4.93m (16'2") x 4.18m (13'8") max
Double glazed walk-in box window

to side, double glazed window to rear, laminate flooring, understairs storage cupboard and double glazed double doors to rear garden.

First Floor

Landing

Stairs to second floor, airing cupboard and doors to:

Bedroom 2

4.95m (15'9") x 2.95m (9'8") max
Two double glazed windows to rear, built-in wardrobes and laminate flooring.

Bedroom 3

3.93m (13') max x 2.64m (8'8")
Double glazed window to side, double doors with juliet balcony, built-in wardrobes and laminate flooring.

Bathroom

Fitted with three piece suite with comprising, panelled bath with hand shower attachment, pedestal wash hand basin and low-level

WC, tiled surround, extractor fan, double glazed window to front, single radiator and vinyl flooring.

Second Floor

Master Bedroom

5.60m (18'4") x
Double glazed skylight with angled walls, laminate flooring and door to:

En-suite

Fitted with a three piece suite comprising tiled shower enclosure, wash hand basin and low level WC, vinyl flooring and extractor fan.

Outside

A pathway leads to the front entrance door with a side garden laid to shrubs and slate chippings, while a side gate gives access to the enclosed rear garden which is laid to decking.

EPC Rating: D



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.