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£240,000

Great Whyte, Ramsey, Huntingdon PE26 1HH



To arrange a viewing call us now on 01354 694900

An EXCEPTIONAL CONVERSION OPPORTUNITY in a CENTRAL town location.

This property currently comprises two self-contained one-bedroom flats, offering an immediate income or a flexible space for a future family home. With a generous footprint and versatile layout, it presents exciting potential to RECONFIGURE into a three-bedroom detached family residence, subject to planning permission.

Off-road parking in a town environment adds further appeal.

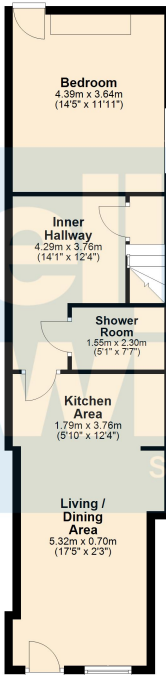
Situated within easy reach of everyday amenities—including shops, cafés, schools, and transport links—you can enjoy urban convenience now, with the prospect of creating your ideal family home in the future.

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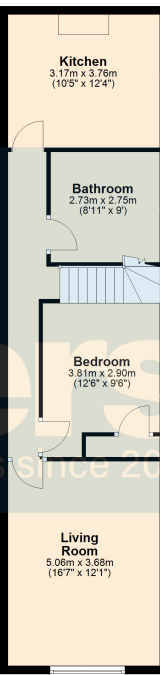
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Ground Floor
Approx. 60.0 sq. metres (645.8 sq. feet)



First Floor
Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 120.2 sq. metres (1293.4 sq. feet)

GROUND FLOOR

Living / Dining Area
5.32m (17'5") x 0.70m (2'3")
Window to front, open plan to kitchen.

Kitchen Area
3.76m (12'4") x 1.79m (5'10")
Fitted with a matching range of base units housing single electric oven and four ring ceramic hob with extractor over, single sink and drainer, space for fridge/freezer.

Shower Room
2.30m (7'7") x 1.55m (5'1")
Fitted with a single shower cubicle, low level wc and hand wash basin.

Inner Hallway
4.29m (14'1") x 3.76m (12'4")
Inter-connecting door to stairs providing access to first floor. Our sellers keep this door locked.

Bedroom
4.39m (14'5") x 3.64m (11'11")
Window to side, plumbing for washing machine, door out to garden.

FIRST FLOOR

Living Room
5.06m (16'7") x 3.68m (12'1")
Window to front.

Kitchen
3.76m (12'4") x 3.17m (10'5")
Fitted with a matching range of base units complete with freestanding cooker, plumbing for washing machine and space for fridge/freezer, wall mounted gas boiler, single sink and drainer, window to side.

Bedroom
3.81m (12'6") x 2.90m (9'6")
Window to side, storage cupboard.

Bathroom
2.75m (9') x 2.73m (8'11")
Window to side, storage cupboard.

OUTSIDE

Double gates to one side lead to the driveway where there is off road parking.

The rear garden is laid to gravel for ease of maintenance. One wall has been spray painted and this can be whitewashed if required.

SERVICES

Mains gas, electricity, water and drainage. The ground floor of the property has electric heating and the first floor, gas fired central heating. The boiler is 2 years old.

LEASEHOLD INFORMATION

Each flat currently has a 999 year Lease commencing in 2018. The sellers also own the freehold of the property which will all be transferred to the new owner.

Energy ratings:
Ground floor flat D
First floor flat E

Fenland District Council tax band:
Ground floor flat A
First floor flat 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 £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.