

Offers In Region Of

£180,000

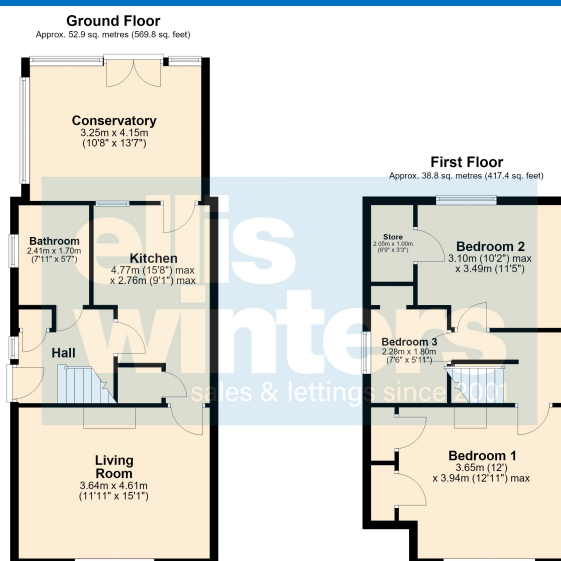
Ugg Mere Court Road, Ramsey Heights, Huntingdon

PE26 2RJ



To arrange a viewing call us now on 01354 694900

Occupying a GENEROUS PLOT with ample off-road parking, a double GARAGE and a good-sized garden, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Whilst requiring some updating and modernisation, the property offers tremendous potential to create a lovely family home. The accommodation comprises a comfortable living room, a good-sized kitchen offering plenty of scope for improvement, a CONSERVATORY overlooking the garden and a ground-floor bathroom. With so much SCOPE FOR IMPROVEMENT and personalise, this property is ideal for buyers seeking a home with potential, and an early viewing is highly recommended.



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GROUND FLOOR

Hall
2.29m (7'6") x 1.71m (5'7") max.
Window to side, stairs rising to first floor.

Living Room
4.61m (15'1") x 3.64m (11'11")
Window to front, fireplace housing gas fire.

Kitchen
4.77m (15'8") max. x 2.76m (9'1") max.
Fitted with a matching range of wall and base units with space for cooker and fridge/freezer, plumbing for washing machine, window to rear and door into conservatory.

Conservatory
4.15m (13'7") x 3.25m (10'8")
Brick and wooden framed construction with door out to garden.



Bathroom
2.41m (7'11") x 1.70m (5'7")
Fitted with a panelled bath, mid level wc and hand wash basin. Window to side.



FIRST FLOOR

Bedroom 1
3.94m (12'11") max. x 3.65m (12')
Window to front, fitted wardrobe.

Bedroom 2
3.49m (11'5") x 3.10m (10'2") max.
Window to rear, access to:

Store 2.05m (6'9") x 1.00m (3'3")

Bedroom 3
2.28m (7'6") x 1.80m (5'11")
Window to side, fitted wardrobe with open front.



OUTSIDE

There is an extensive frontage to the property which is laid to lawn with a driveway to one side providing off road parking. The driveway leads to the bottom of the rear garden where there is a double garage which has standard up and over doors power and light. There is loft space within the garage.



The good size rear garden is also laid to lawn with patio area.

FURTHER INFORMATION

Services

Mains gas, electricity, water and drainage. There is currently no heating at the property apart from the gas fire in the living room. There is a hot water boiler in the bathroom.

Agents Note

Please note there is a flat roof to the dormer at the front of the property which is leaking into bedroom 1.

Freehold

Huntingdonshire District Council tax band B
Energy rating TBC

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.

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