

Offers In Region Of

**£300,000**

The Malting, Ramsey, Huntingdon PE26 1LZ



**To arrange a viewing call us now on 01354 694900**

This extended four-bedroom family home is ideally located within a SOUGHT-AFTER AREA and is offered to the market with the added benefit of NO UPWARD CHAIN. Providing spacious and well-balanced accommodation throughout, the property presents an excellent opportunity for those looking to upsize or take their first step onto the property ladder. The accommodation comprises a comfortable living room and a spacious dining/family room featuring a charming wood burner, creating a warm and inviting space ideal for both everyday living and entertaining. There is also a good-sized kitchen, while to the first floor are four bedrooms served by a family bathroom.

Further benefits include a single integral GARAGE and an established rear garden, offering a pleasant outdoor space perfect for relaxing and family enjoyment.

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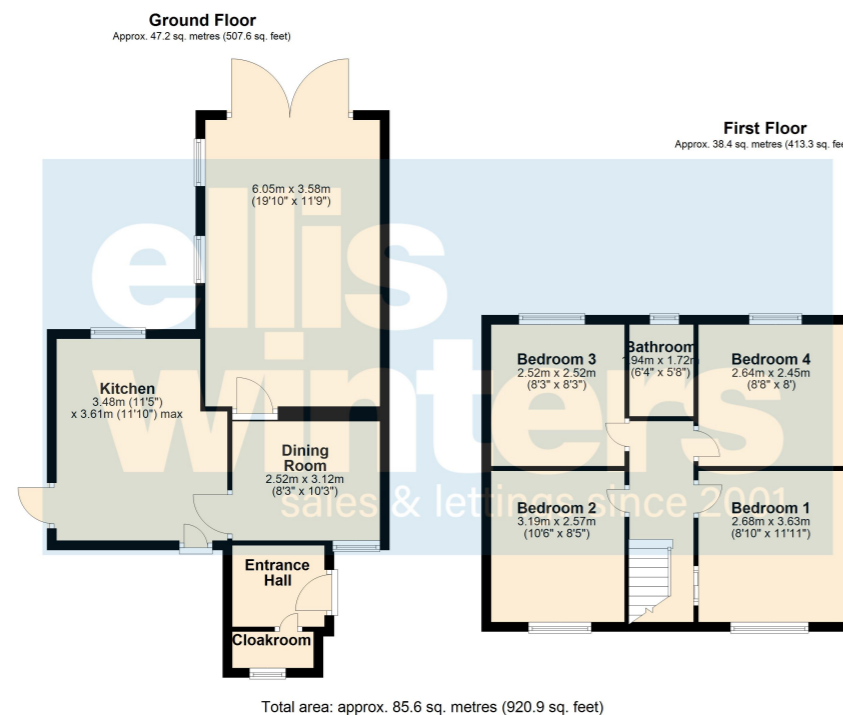
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**GROUND FLOOR**

**Entrance Hall**  
 Partly obscured door to side, radiator, coving to the ceiling. Stairs to the first floor.

**Cloakroom**  
 Obscured double glazed window to front, heated towel rail, vanity wash hand basin, low level W.C and partly tiled.

**Dining Room**  
 3.12m (10'3") x 2.52m (8'3") plus 1.26m (4'2") x 1.26m (4'2")  
 Double glazed window to front, radiator, doors to kitchen and lounge.

**Lounge**  
 6.05m (19'10") x 3.58m (11'9") plus 1.26m (4'2") x 1.26m (4'2")  
 Two double glazed windows to side, double glazed French doors to rear garden, log burner and radiator.

**Kitchen**  
 3.61m (11'10") max. x 3.48m (11'5") plus 1.26m (4'2") x 1.26m (4'2")  
 Double glazed window to rear, double glazed obscured door to side. Range of wall and base units with worktops over, single bowl with mixer tap, space for electric cooker, space and plumbing for a washing machine, radiator and built in storage cupboard.

**FIRST FLOOR**

**Landing**  
 Built in storage cupboard, loft access.

**Bedroom 1**  
 3.63m (11'11") x 2.68m (8'10")  
 Double glazed window to front, radiator, built in cupboard over the stairs.

**Bedroom 2**  
 3.19m (10'6") x 2.57m (8'5")  
 Double glazed window to front, radiator, coving and built in wardrobes.

**Bedroom 3**  
 2.52m (8'3") x 2.52m (8'3")  
 Double glazed window to rear, radiator and coving to the ceiling.

**Bedroom 4**  
 2.64m (8'8") x 2.45m (8')  
 Double glazed window to rear, radiator and coving to the ceiling.

**Bathroom**  
 1.94m (6'4") x 1.72m (5'8")  
 Double glazed obscured window to rear, panelled bath with electric shower, pedestal wash hand basin, low level W.C, radiator.

**OUTSIDE**

Front hardstanding area leads to a single garage, partly gravelled area, parking for two vehicles.

**Single Garage**  
 Up and over door, light and power laid on.

Rear garden with paved patio area, enclosed by fencing, partly laid to lawn, shed to remain and wooden constructed bar.

**SERVICES**

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

**Freehold**  
 Huntingdonshire District Council tax band D  
 Energy rating D

**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**

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