



Ramsey Road, Warboys PE28 2RW

Guide Price £275,000



- Charming Character Cottage
- Two Bedrooms
- Kitchen/Breakfast Room
- Re-Fitted Family Bathroom
- Appealing Character Features
- Private South Facing Garden
- Private Driveway And Off Road Parking
- Prominent Village Location
- No Forward Chain

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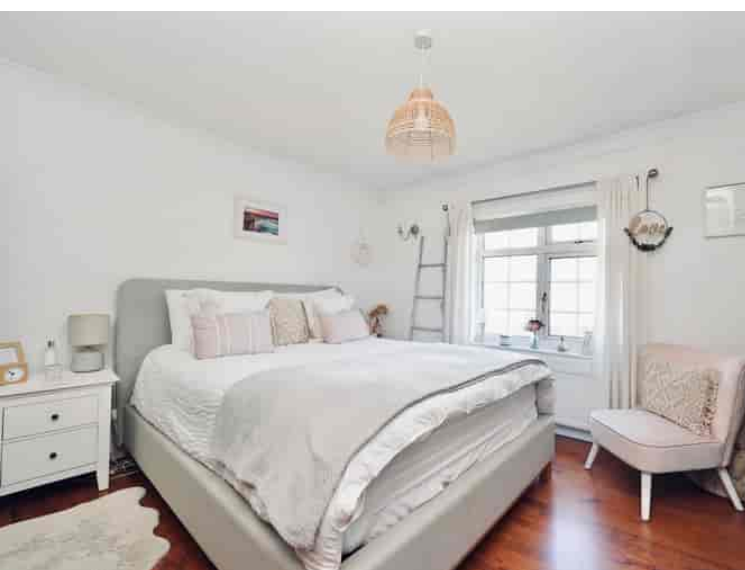


Approximate Gross Internal Area  
68.2 sq m / 734 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1175547)  
Housepix Ltd

**Peter Lane & Partners**  
EST 1996



## Vaulted Storm Canopy Over

Port hole panel door to

## Sitting Room

12' 6" x 11' 8" (3.81m x 3.56m)

Wall light points, central exposed brickwork fireplace with brick tiled hearth and inset multi fuel burner, TV point, telephone point, central heating thermostat, double panel radiator, coving to ceiling ,internal latch door to

## Snug

12' 4" x 7' 4" (3.76m x 2.24m)

Single panel radiator, large understairs storage cupboard, wall light point, recessed inglenook chimney feature ,coving to ceiling.

## Kitchen/Breakfast Room

17' 10" x 9' 8" (5.44m x 2.95m)

A triple aspect room with glazed composite door to front and UPVC windows to two rear aspects, fitted in a bespoke range of base and wall mounted cabinets with complementing tiled work surfaces with tiled surrounds, corner unit, single drainer one and half bowl resin sink unit with mixer tap, drawer units, appliance spaces, integral electric oven and hob with suspended extractor unit above, central dividing structural timberwork, LVT flooring, double panel radiator, single panel radiator, coving to ceiling.

## Inner Hall

Stairs to first floor, coving to ceiling.

## Ground Floor Bathroom

7' 7" x 5' 2" (2.31m x 1.57m)

Re-Fitted in a three piece quality white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, extensive ceramic tiling with natural stone contour border tiling, chrome heated towel rail, coving to ceiling, ceramic tiled flooring.

## First Floor Landing

Access to insulated loft space, inner door to

## Principal Bedroom

12' 1" x 11' 9" (3.68m x 3.58m)

UPVC picture window to front aspect, double panel radiator, coving to ceiling, wall light points, central chimney feature.

## Bedroom 2

9' 7" x 7' 4" (2.92m x 2.24m)

Double panel radiator, UPVC window to rear aspect, wardrobe with hanging and storage, airing cupboard housing wall mounted gas fired central heating boiler serving hot water system and radiators with shelving, coving to ceiling.

## Outside

To the front is a well stocked garden enclosed by low picket fencing with a central ornamental Cherry tree and a gravel driveway giving provision for one large vehicle, stocked flower beds and gated access to the rear. There is a paved terrace and a further area of gravel with outside lighting. The south facing gardens extend to the rear which are neatly arranged with an extensive seating area, shaped lawns enclosed by low retaining brick walls incorporating planters, ornamental trees, flower beds and enclosed by mature evergreen hedging, garden shed with power and lighting.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

Council Tax Band - A

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