

Abbey Rooms Lane, Ramsey PE26 1BY

£180,000

- Ideal First Time Purchase Or Let To Buy
- Reverse Floor Plan Home
- Impressive Terraced Character Conversion
- Two Double Bedrooms With Built In Wardrobes
- Excellent Sized Living Dining Room & Balcony
- Off Road Parking
- No Forward Chain And Immediate Vacant Possession
- Conservation Area
- Convenient Town Centre Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Storm Porch

UPVC door to

Entrance Hall

Double glazed window, feature window to side, radiator, laminate flooring, cloaks cupboard, stairs to first floor.

Family Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with shower unit over, radiator.

Bedroom 1

16' 7" x 9' 2" (5.05m x 2.79m)

Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom 2

16' 5" x 8' 11" (5.00m x 2.72m)

Double glazed window to rear aspect, radiator, built in wardrobe.

First Floor Landing

Access to loft space, radiator.

Living/Dining Room

18' 9" x 18' 5" maximum (5.71m x 5.61m)

Double glazed window to rear aspect, window overlooking balcony, UPVC double glazed door to **Balcony**, two radiators.

Balcony

Enclosed by cast iron railings, space for table and chairs.

Kitchen

10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to front aspect, fitted in a range of base, drawer and wall mounted units. one and a half bowl single drainer stainless steel sink unit, space and plumbing for washing machine, space for electric cooker, walk in pantry.

Outside

There is allocated parking provision.

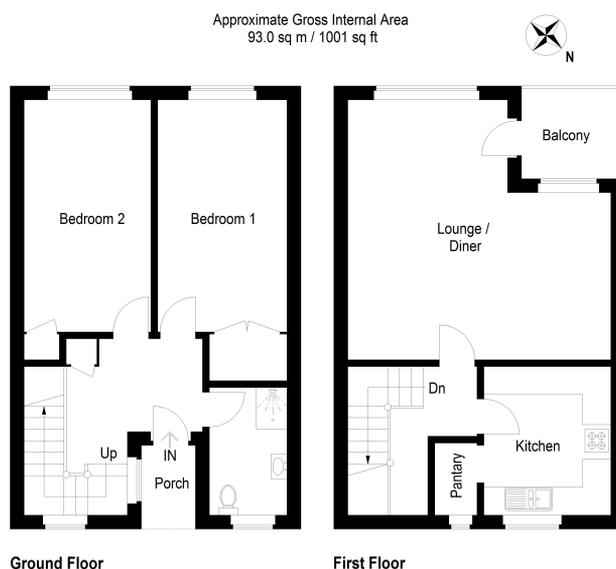
Buyers Information

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 - B



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. (ID1277321)

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