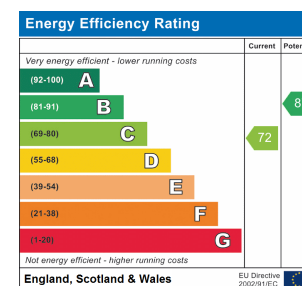




2 Clover Close, Ramsey St Mary PE26 2UX

£300,000

- Modern Semi Detached Home
- Three Good Sized Bedrooms
- Re-Fitted En Suite And Family Bathroom
- Living Room And Conservatory
- Driveway And Garage
- Immaculately Presented
- Overlooking Green
- Popular Location
- Ideal First Time Purchase



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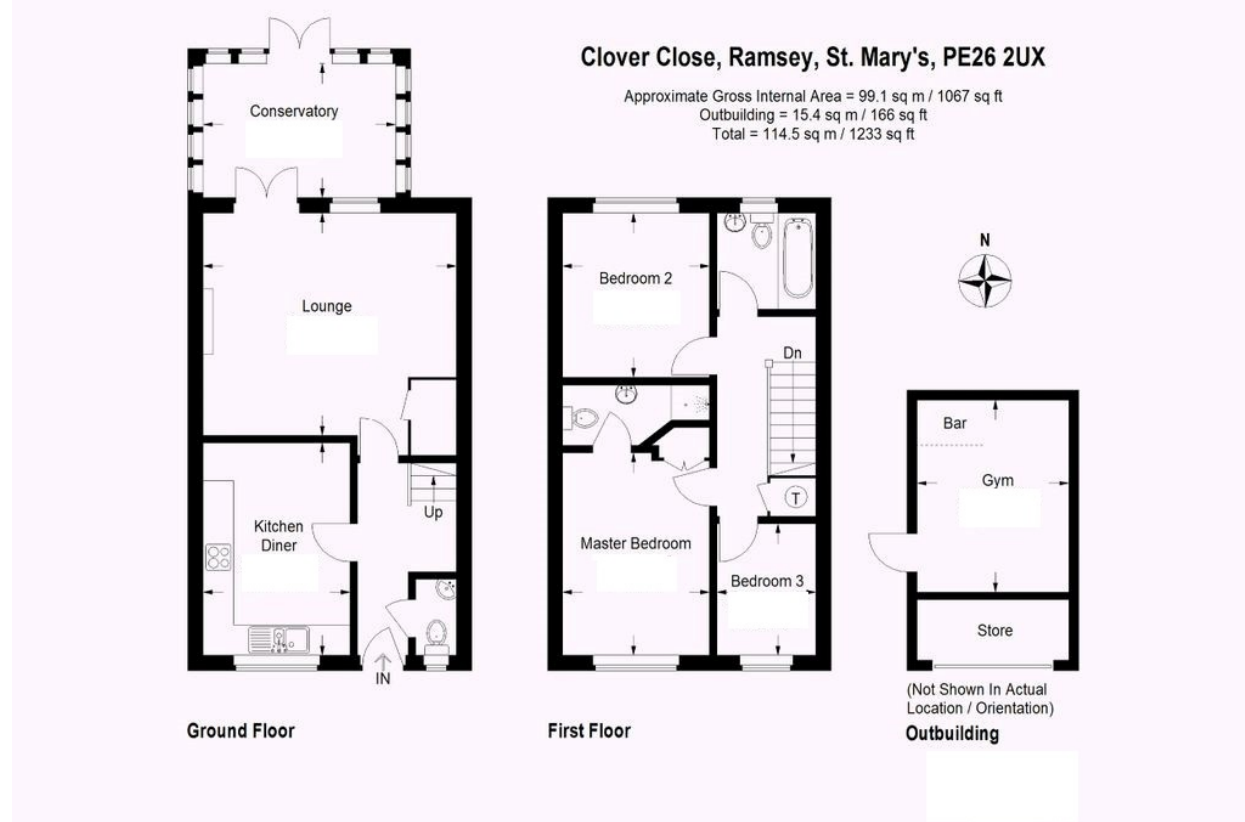
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## Panel Door With Double Glazed Inserts To

### Entrance Hall

Coving to ceiling, radiator, stairs to first floor, Karndean flooring.

### Cloakroom

Double glazed window to front aspect, fitted in a white two piece suite comprising low level WC, wash hand basin, radiator, Karndean flooring.

### Living Room

16' 5" x 14' 5" (5.00m x 4.39m)  
 Double glazed window to rear aspect and double glazed French doors to **Conservatory**, two radiators, coving to ceiling, under stair storage cupboard, central feature stone fireplace with inset electric fire with attractive timber surround.

### Conservatory

12' 6" x 8' 9" (3.81m x 2.67m)  
 Double glazed windows to side and rear aspects, double glazed French doors to rear garden, poly carbonate roofing, radiator, Karndean flooring.

### Kitchen/Breakfast Room

13' 10" x 9' 6" (4.22m x 2.90m)  
 Double glazed window to front aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, One and a half bowl sink unit with mixer tap, concealed wall mounted central heating boiler, spaces and plumbing for washing machine and dishwasher, space for fridge freezer, integrated electric oven and gas hob, radiator, tiled flooring.

### First Floor Landing

Access to partially boarded loft space with lighting, airing cupboard housing hot water cylinder.

### Bedroom 1

13' 0" x 9' 8" (3.96m x 2.95m)  
 Double glazed window to front aspect, radiator, double built in wardrobe with hanging.

## En Suite Shower Room

Re-Fitted in a white three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, heated towel rail, recessed down lighters.

### Bedroom 2

10' 10" x 9' 7" (3.30m x 2.92m)  
 Double glazed window to rear aspect, radiator.

### Bedroom 3

8' 5" x 6' 7" (2.57m x 2.01m)  
 Double glazed window to front aspect, radiator.

### Family Bathroom

Re-fitted in a white three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with drench style shower head over and hand held attachment, shower screen, complementing tiling, heated towel rail, recessed down lighters.

### Outside

The front garden is laid to slate decorative beds and brick boundary wall, outside lighting, outside tap. To the side of the property is a block paved driveway providing off road parking provision leading to the **Single Garage** with up and over door, power and lighting, partly converted to create a **Bar** with power and lighting. Two side gates lead to the rear garden with two patio seating areas, raised beds, area of lawn and fully enclosed.

### Tenure

Freehold  
 Council Tax Band - B

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