



Abbey Rooms Lane, Ramsey PE26 1BY

£180,000

- Charming Character Conversion
- Two Double Bedrooms With Built In Wardrobes
- Spacious Living/Dining Room
- First Floor Balcony
- Allocated Parking
- Reverse Floor Plan Home
- Town Centre Location
- Conservation Area
- Excellent First Time Purchase Or Buy To Let
- No Forward Chain

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



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

UPVC double glazed door, tiled flooring, door to

Coving to ceiling, radiator, cloaks cupboard, stairs to first floor, exposed brick wall, feature wall with glass and wooden panels.

Double glazed window to front aspect, fitted in a three piece suite comprising low level Wc, wash hand basin, panel bath with mixer tap shower attachment over, complementing tiling, radiator, panelwork to walls.

16' 9" x 9' 0" (5.11m x 2.74m)

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

16' 7" x 8' 11" (5.05m x 2.72m)

Double glazed window to rear, radiator, coving to ceiling, built in wardrobe.

Double glazed window to front aspect, access to loft space, coving to ceiling.

18' 10" x 18' 2" maximum (5.74m x 5.54m)

Two double glazed windows to rear aspect, door to **Balcony**, coving to ceiling, two radiators.

12' 11" x 6' 11" (3.94m x 2.11m)

Enclosed by cast iron railings, seating area.

10' 5" x 8' 7" (3.17m x 2.62m)

Double glazed window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiling, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, space for electric cooker, coving to ceiling.

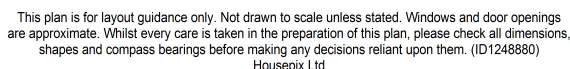
Double glazed window to front aspect

There is allocated parking provision.

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.

Freehold

Council Tax Band - B



Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.