



Blenheim Road, Ramsey PE26 1AN

Guide Price £265,000

- Appealing Semi Detached Victorian Home
- Two Double Bedrooms
- Re-Fitted First Floor Bathroom
- Re-Fitted Kitchen And Utility Room
- Two Generous Reception Rooms
- Sitting Room With Wood Burner
- 140' Rear Garden And Plenty Of Off Road Parking Provision
- Ideal First Time Buy

**Peter
Lane**
PARTNERS
—EST 1990—

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

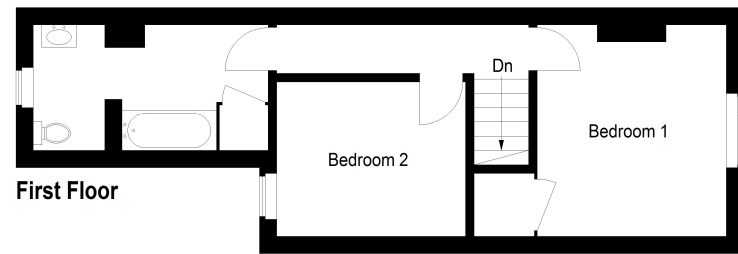
Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

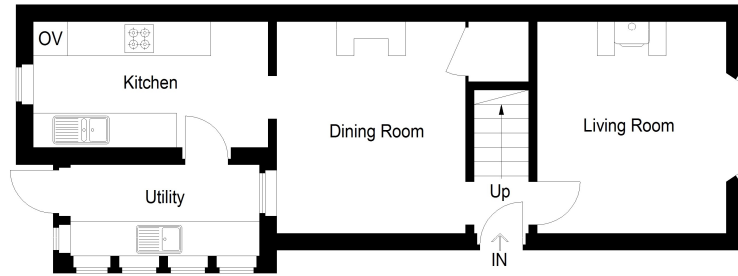
www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area
84.8 sq m / 913 sq ft



First Floor



Ground Floor

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. (ID1219995)
Housepix Ltd

Peter Lane & Partners
EST 1990



Glazed Composite Panel Door To

Entrance Hall

Laminate flooring, stairs to first floor.

Living Room

12' 0" x 11' 1" plus bay (3.66m x 3.38m)

UPVC bay window to front aspect, central fireplace recess with inset multi fuel burner, timber bressumer and slate hearth, laminate flooring, coving to ceiling, double panel radiator, TV point, telephone point.

Dining Room

12' 1" x 10' 10" (3.68m x 3.30m)

Internal window to **Utility Room**, laminate flooring, central fireplace recess, coving to ceiling, large under stairs tiled storage cupboard.

Kitchen

13' 6" x 7' 3" (4.11m x 2.21m)

UPVC window to garden aspect, re-fitted in a range of base mounted cabinets with work surfaces and up-stands, single drainer one and a half bowl stainless steel sink unit with waste disposal unit and directional mixer tap, new gas fired combi central heating boiler serving hot water system and radiators, drawer units and pan drawers, integral electric induction and pyrolytic oven and Bosch induction hob with suspended extractor above, space for American style fridge freezer, double panel radiator, internal window and stable door to

Utility Room

11' 2" x 5' 10" (3.40m x 1.78m)

UPVC door and window to garden aspect, fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, LVT flooring, wall light points, double polycarbonate roofing.

First Floor Landing

Access to loft space, single panel radiator.

Principal Bedroom

12' 0" x 10' 10" (3.66m x 3.30m)

UPVC sash window to front aspect, coving to ceiling, double panel radiator, walk in wardrobe with hanging and shelf space.

Bedroom 2

11' 0" x 9' 2" (3.35m x 2.79m)

UPVC window to rear aspect, coving to ceiling, double panel radiator.

Family Bathroom

13' 5" x 7' 3" (4.09m x 2.21m)

Fitted in a three piece white suite comprising panel bath with folding screen and independent shower unit fitted over, recessed lighting, access to loft space, coving to ceiling, chrome heated towel rail, shaver point, glass contour border tiles, low level WC, vanity wash hand basin with cabinet storage, LVT flooring, storage cupboard.

Outside

To the front is an extensive gravel driveway giving provision for two large vehicles enclosed by picket fencing and brick walling with gated access extending to the rear. The rear garden is beautifully arranged and landscaped measuring approximately 144' in length with areas of lawn subdivided with timber sleepers and timber edged borders stocked with a selection of ornamental shrubs, flower beds and rose beds, a selection of ornamental trees, gravel standing and timber shed, double gates to the rear access further off road parking. The garden is enclosed by a combination of panel fencing and mature screening offering a good degree of privacy. There is an extensive paved terrace enclosed by low retaining brick walling with outside lighting and tap.

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

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

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

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.