



Abbey Rooms Lane, Ramsey PE26 1BY

Guide Price £190,000

- No Chain And Immediate Vacant Possession
- Charming Character Conversion
- Reverse Floor Plan Home
- Two Double Bedrooms With Built In Wardrobes
- Spacious First Floor Living/Dining Room
- First Floor Balcony
- Designated Parking
- Ideal First Time Purchase Or Let To Buy
- Highly Desirable Conservation Area
- Town Centre Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		88
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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UPVC Double Glazed Door To

Entrance Porch

Double glazed window to front aspect, tiled floor, door through to

Entrance Hall

Double glazed window to front aspect, featured glazed windows to side aspect, understairs storage recess, radiator, exposed brick wall, storage cupboard, wall mounted fuse box.

Family Bathroom

Fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, shower cubicle with shower unit over, complementing tiling, radiator, window to front aspect.

Bedroom 1

16' 4" x 9' 8" (4.98m x 2.95m)

Double glazed window to rear aspect, radiator, double built in wardrobe with hanging rail and cupboards above.

Bedroom 2

16' 4" x 8' 9" (4.98m x 2.67m)

Double glazed window to rear aspect, radiator, built in wardrobe with hanging rail and cupboard above.

First Floor Landing

Access to loft space.

Living/Dining Room

18' 10" x 18' 8" (5.74m x 5.69m)

Double glazed window to rear aspect, two radiators, double glazed sliding patio doors to **Balcony** enclosed by railing with lighting and seating area.

Kitchen

10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed window to front aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces, stainless steel single drainer sink unit with complementing tiling, space for electric cooker, radiator.

Utility Room

5' 2" x 3' 9" (1.57m x 1.14m)

Double glazed window to front aspect, space and plumbing for washing machine, wall mounted central heating boiler serving hot water system and radiators, wall mounted cupboard, complementing work surface and tiling.

Outside

There is designated parking available.

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

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft



Ground Floor

First 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. (ID1266130)
Housepix Ltd



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