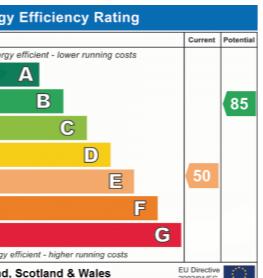




Abbey Terrace, Ramsey PE26 1DD

Guide Price £350,000



**Peter & Lane**  
PARTNERS  
EST 1990



Basement

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. (ID1264698)  
Housepix Ltd

**Peter Lane & Partners**  
EST 1990



## Solid Timber Door With Window Over

### Entrance Hall

Picture rail, radiator.

### Sitting Room

13' 9" x 13' 5" (4.19m x 4.09m)

Sash window to front aspect with fitted shutters, picture rail, central feature fireplace with timber surround and inset gas fire, radiator, two storage cupboards.

### Dining Room

14' 0" x 13' 5" (4.27m x 4.09m)

Sash window to front aspect with fitted shutters, picture rail, central feature fireplace with timber surround..

### Kitchen

10' 8" x 10' 5" (3.25m x 3.17m)

Two sash windows to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, space for fridge freezer, space and plumbing for washing machine, electric oven and hob with cooker hood over, radiator.

### Rear Hall Way

Upvc and double glazed door to rear, stairs to first floor landing.

### Family Room

12' 10" x 8' 8" (3.91m x 2.64m)

Sash window to rear aspect, radiator.

### Utility

5' 1" x 4' 10" (1.55m x 1.47m)

Fitted base cupboard, stainless steel sink, tiled surrounds, space and plumbing for washing machine,

### Cloakroom

Sash window to rear aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

### Cellar

Three separate areas.

### First Floor Galleried Landing

Access to loft space, radiator, airing cupboard.

### Principal Bedroom

13' 9" x 12' 7" (4.19m x 3.84m)

Sash window to front aspect, two built in wardrobes, built in cupboard, radiator.

## En Suite Shower Room

Sash window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with shower over, complementing tiling, radiator.

### Bedroom 2

13' 5" x 12' 9" (4.09m x 3.89m)

Sash window to front aspect, built in wardrobe, radiator.

### Bedroom 3

13' 6" x 10' 4" (4.11m x 3.15m)

Window to rear aspect, radiator.

## Family Bathroom

Sash window to rear aspect, fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath, shower cubicle with shower unit over, complementing tiling, heated towel rail.

## Outside

To the front of the property are cast iron railings with gate and pathway leading to front door. The front garden is laid to lawn. The rear courtyard style garden is fully enclosed being paved, an area of gravel, garden shed, rear gated access to designated parking space.

## 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 - E