



Abbey Rooms Lane, Ramsey PE26 1BY

£80,000

- Unique And Individual Character Property
- In Need Of Modernisation And Refurbishment
- One Bedroom And Shower Room
- Living Room And Separate Kitchen
- Drive Way Parking With Garage/Store
- Town Centre Location And Conservation Area
- Ideal First Time Purchase Or Let To Buy
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		95
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	39	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

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UPVC Double Glazed Door To

Entrance Hall

Sash window to front aspect with secondary glazing, electric panel heater, airing cupboard housing hot water cylinder and shelving, doors to Living Room and

Kitchen

9' 8" x 6' 9" (2.95m x 2.06m)
Sash window to front aspect with secondary glazing, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space for electric cooker, space for washing machine, space for low level fridge, wall mounted heater.

Living Room

14' 10" x 8' 3" (4.52m x 2.51m)
Three windows to rear aspect with secondary glazing, wall mounted heater, coving to ceiling.

Bedroom

12' 0" x 8' 8" (3.66m x 2.64m)
Window to side aspect with secondary glazing, coving to ceiling, wall mounted heater.

Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with shower unit over, complementing tiling, extractor fan, heated towel rail.

Outside

There is driveway parking with **Garage/Store** measuring 7' 10" x 9' 10" (2.39m x 3.00m) with up and over door.

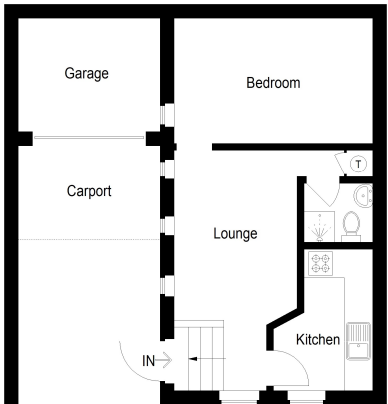
Buyers Information

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

Approximate Gross Internal Area
33.4 sq m / 360 sq ft
Garage = 7.4 sq m / 79 sq ft
Total = 40.8 sq m / 439 sq ft



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. (ID1248881)
Housepix Ltd



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