£400,000

Brands Close, Ramsey, Huntingdon PE26 1RZ



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this spacious four bedroom DETACHED family home is ideally located and offers an abundance of versatile accommodation throughout. Whilst the property would benefit from SOME COSMETIC UPDATING, it presents a fantastic opportunity for buyers to put their own stamp on a substantial family home. The generous accommodation comprises a spacious living room, separate dining room, office, media/playroom, conservatory, kitchen and utility room. Upstairs, there are four good size bedrooms, an EN-SUITE and a re-fitted family bathroom featuring a luxurious roll top bath.

Outside, the property benefits from a fully enclosed rear garden, ample off road parking and a single GARAGE, making this an ideal choice for growing families seeking space, flexibility and potential.

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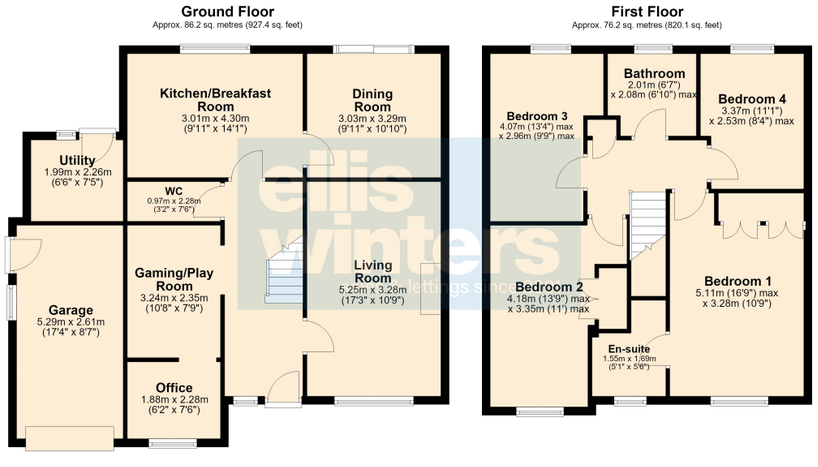
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Total area: approx. 162.4 sq. metres (1747.5 sq. feet)

GROUND FLOOR

WC
2.28m (7'6") x 0.97m (3'2")
Fitted with a low level wc and hand wash basin.

Living Room
5.25m (17'3") x 3.28m (10'9")
Window to front, working open fireplace.

Dining Room
3.29m (10'10") x 3.03m (9'11")
Patio door into conservatory.

Kitchen/Breakfast Room
4.30m (14'1") x 3.01m (9'11")
Fitted with a matching range of wall and base units housing range style cooker, 1 ½ sink and drainer, under counter fridge, window to rear.

Utility
2.26m (7'5") x 1.99m (6'6")
Fitted with a matching range of wall and base units with pluming for washing machine and space for fridge/freezer, small feature basin, window to rear and door out to garden.

Gaming/Play Room
3.24m (10'8") x 2.35m (7'9")
Door opening to:

Office
2.28m (7'6") x 1.88m (6'2")
Window to front.

FIRST FLOOR

Bedroom 1
5.11m (16'9") max. x 3.28m (10'9")
Window to front, fitted wardrobe.

En-suite
1.69m (5'6") max x 1.55m (5'1") max.
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 2
4.18m (13'9") max. x 3.35m (11') max.
Window to front, fitted wardrobe.

Bedroom 3
4.07m (13'4") max. x 2.96m (9'9") max.
Window to rear.

Bedroom 4
3.37m (11'1") x 2.53m (8'4") max.
Window to rear.

Bathroom
2.08m (6'10") max. x 2.01m (6'7")
Re-fitted with a roll top, claw foot bath, low level wc and hand wash basin set within vanity unit. Mist free mirror and window to rear.

OUTSIDE

The front of the property is open plan with an area of lawn. There is a well proportioned driveway providing ample off road parking plus a single garage 5.29m (17'4") x 2.61m (8'7") which has standard up and over door, power and light. There is a separate courtesy door out to the garden.

To the rear, the garden has a good size patio area, lawn, summerhouse and flower/shrub border. A side gate provides access to the front.

FURTHER INFORMATION

Services
Mains gas, electricity, water and drainage.
The property has gas fired central heating.

Huntingdonshire District Council tax band E
Energy rating D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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