





The Old Post Office Upwood Road,Ramsey Huntingdon PE26 2PA

william h brown

welcome to

The Old Post Office Upwood Road, Ramsey Huntingdon

Are you looking for a detached four bedroom home with the added benefit of a Commercial Premises? This property is situated within the sought after village of Bury and must be viewed to be appreciated. Call 01354 654545 to book your viewing today.













Entrance Hall
Half glazed door to bakery/shop, door to:

Inner Hall
Stairs leading to first floor, door to understairs storage cupboard.

W.C.
Suite comprising low level w.c. wall mounted wash hand basin, frosted window to side.

Living Room
Window to front. Window to side. Open fireplace. Glazed door to Entrance Hall.

Shower Room
Corner shower cubicle.

Kitchen / Dining Room
Fitted with a range of wall and base units. Belling range cooker. Stainless steel double bowl sink unit. Open plan to Conservatory. Double doors to rear aspect. Door to

Walk In Pantry
Window to rear.

Utility Room
Frosted window to side. Plumbing for washing machine. Stainless steel double bowl sink unit. Frosted glazed door to rear aspect. Built in oven.

Conservatory
Triple polycarbonate roof. Double doors to rear garden.

First Floor Landing
Built in double oven. Window to side. Access to loft space.

Bedroom One
Window to front.

Bedroom Two
Window to rear.

Bedroom Three
Window to front. Built in storage cupboard.

Bedroom Four
Window to rear.

Bathroom
Suite comprising panel bath with mixer shower over, pedestal wash hand basin, low level w.c. Frosted window to rear.

Shop
Window to side. Door to

Room 1
Currently fitted as kitchen.

This property currently has Commercial Use, A commercial EPC has been conducted and is rated D. Business rates apply to this section of the property

Shop Front
Picture window to front. Door to side.

External
The property is approached by a pathway giving access to front door.

Front garden is mainly laid to lawn with flowers and shrubs.

The rear garden is mainly laid to lawn with off street parking for two vehicles.

welcome to

The Old Post Office Upwood Road, Ramsey Huntingdon

- Four Bedroom Detached Home
- Attached bakery/Commercial Premises
- Spacious sitting room
- Walk In pantry
- Conservatory

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

offers in excess of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSY107028

The Property Ombudsman

Property Ref:
RSY107028 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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