£450,000

Lawrence Road, Ramsey, Cambs, PE26 1UY



To arrange a viewing call us now on 01354 694900

The perfect family home and ideal for multi-generational living, this spacious FIVE BEDROOM DETACHED HOUSE is well located and offered for sale with NO FORWARD CHAIN. Offering versatile accommodation, the property boasts a generous living room, kitchen/diner overlooking the rear garden, conservatory, utility room and a ground floor bedroom with its own en-suite, ideal for extended family or guests. Upstairs are four further bedrooms and a family bathroom. Outside, the property enjoys a good-sized rear garden, single garage and ample off-road parking, making this a fantastic home for growing or extended families.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 **Email**: info@elliswinters.co.uk **www**.elliswinters.co.uk

ellis winters
sales & lettings since 2001

The Property Ombudsman

ellis winters
sales & lettings since 2001

£450,000

Lawrence Road, Ramsey, Cambs, PE26 1UY



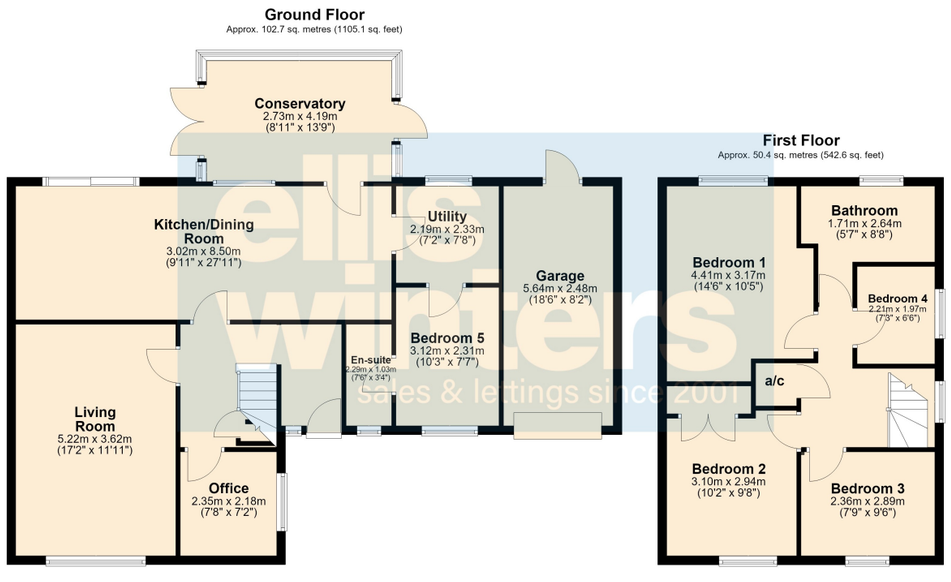












Total area: approx. 153.1 sq. metres (1647.6 sq. feet)

Ground Floor

Living Room
5.22m (17'2") x 3.62m (11'11")
Window to front, fireplace housing electric fire

Office
2.35m (7'8") x 2.18m (7'2")
Window to side

Kitchen/Dining Room
8.50m (27'11") x 3.02m (9'11")
Fitted with a matching range of wall and base units complete with freestanding cooker, space for fridge, 1 ½ sink and drainer window to rear and patio doors out to garden

Conservatory
4.19m (13'9") x 2.73m (8'11")
Brick and upvc construction with doors to each side leading out to the garden

Utility
2.33m (7'8") x 2.19m (7'2")
Fitted with wall cupboard, plumbing for washing machine and dishwasher, space for fridge, window to rear

Bedroom 5
3.12m (10'3") x 2.31m (7'7")
Window to front

En-suite
2.29m (7'6") x 1.03m (3'4")
Fitted with a single shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front

First Floor

Bedroom 1
4.41m (14'6") x 3.17m (10'5")
Window to rear, fitted wardrobes and over bed storage

Bedroom 2
3.10m (10'2") x 2.94m (9'8")
Window to front, fitted wardrobes

Bedroom 3
2.89m (9'6") x 2.36m (7'9")
Window to front

Bedroom 4
2.21m (7'3") x 1.97m (6'6")
Window to side

Bathroom
2.64m (8'8") x 1.71m (5'7")
Fitted with a panelled bath, single shower cubicle, low level wc and hand wash basin. Fully tiled walls and window to rear

Outside

To the front of the property the garden area us open plan with shrub borders and ornamental tree. An extensive block paved driveway to one side provides ample off road parking and leads to the single Garage 5.64m (18'6") x 2.48m (8'2") which has standard up and over door, power and light plus separate courtesy door to the rear leading into the garden.

To the rear, the garden is laid mainly to lawn with patio area, established shrubs, summerhouse, greenhouse and storage shed.

Services

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

Tenure Freehold
Council Tax Band E
Energy rating C

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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

ellis winters
sales & lettings since 2001