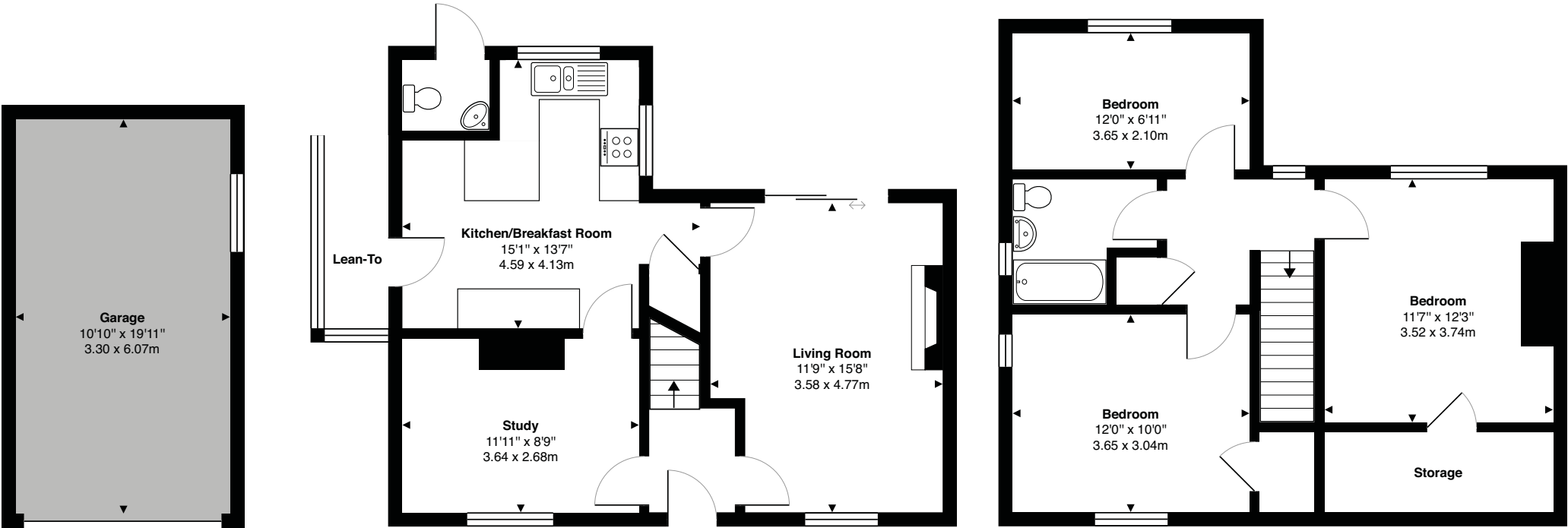
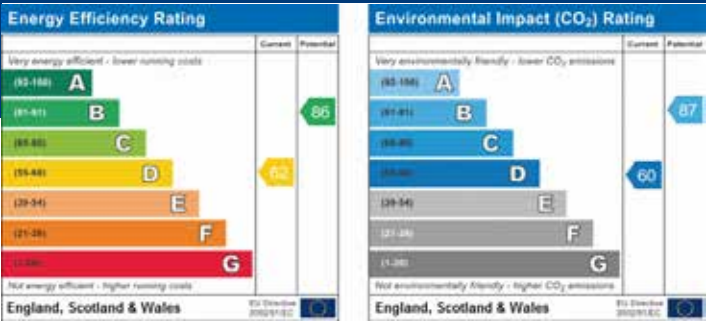


**1 Hill Estate
Bury
Ramsey
PE26 2NT
£250,000**



Oliver James

Floorplans



Total Area: 1100 ft² ... 102.2 m² (excluding garage)
All measurements are approximate and for display purposes only

- Semi-Detached Family Home.
- Three Good Size Bedrooms.
- Gas Central Heating.
- UPVC Double Glazing.
- Off Road Parking for up to Four Vehicles.
- Single Garaging with Power and Lighting.
- Two Reception Rooms.
- Kitchen/Breakfast Room.
- Generously Sized Enclosed Rear Garden.
- EPC: D.

LOCATION

The village of Bury is located on the outskirts of Ramsey, with a shop and primary school both within walking distance of the property. Located approximately 9 miles North of Huntingdon, Ramsey boasts a selection of local independent shops, schooling as well as a large Supermarket and a Town library. Ramsey is well served by local buses, having regular and direct routes to St Ives, Huntingdon and Peterborough as well as from nearby villages

FLOOR AREA

The Gross Internal Floor Area is approximately 1100 sq ft (102 sq metres) Excluding garaging.

ENTRANCE HALL

UPVC door to front elevation. Wooden flooring.

LIVING ROOM 11' 9" x 15' 8" (3.58m x 4.77m)

UPVC sliding door to rear elevation. UPVC window to front elevation. Radiator. Log burner. Radiator.

DINING ROOM 11' 11" x 8' 9" (3.63m x 2.66m)

UPVC window to front elevation. Radiator. Wooden flooring.

KITCHEN/BREAKFAST ROOM 15' 1" x 13' 7" (4.59m x 4.14m)

Fitted with a range of wall and base mounted cupboard units with butchers block effect work surface and breakfast bar area. UPVC door to side elevation. UPVC window to side and rear elevation. Ceramic sink with drainer and mixer tap. Tiled surrounds. Space for fridge/freezer. Plumbing for washing machine. Plumbing for dishwasher. Four ring ceramic hob with electric oven and grill. Spotlights.

LANDING

UPVC window to rear elevation. Airing cupboard housing Vaillant combination boiler. Loft access.

MASTER BEDROOM 11' 7" x 12' 3" (3.53m x 3.73m)

UPVC window to rear elevation. Radiator. Built-in cupboard. Laminate wood effect flooring.

BEDROOM 2 12' 0" x 10' 0" (3.65m x 3.05m)

UPVC window to front and side elevations. Radiator. Built-in cupboard.

BEDROOM 3 12' 0" x 6' 11" (3.65m x 2.11m)

UPVC window to rear elevation. Radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with electric shower over, tiled surrounds and shower screen, low level WC and pedestal wash hand basin. Obscure UPVC window to side elevation. Vinyl tile effect flooring. Radiator. Downlights.

EXTERNAL

To the front of the property is enclosed by fencing with gated access to the driveway which provides end to end parking for upto four vehicles. To the rear is the single garage which benefits from power and lighting. The rear garden is a good size, enclosed by fencing and mature hedging, primarily laid to lawn with some mature shrub and flower borders.

GARAGE 10' 10" x 19' 11" (3.30m x 6.07m)

Of cast concrete construction. Door to front elevation. Power and lighting.

TENURE Freehold.

COUNCIL TAX Band B.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

ANTI-MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation on agreement of a sale.

An Overview...

A three bedroom semi detached family home, situated prominently, benefiting from end to end off road parking for up to four vehicles, as well as single garaging with a generously sized enclosed rear garden.

Buyer's Notes

.....

.....

.....

.....

.....

Local Amenities:

Train Station: 11.8 miles

Bus Stop: 0.1 miles

Doctor's Surgery: 0.1 miles

Supermarket: 0.1 miles

Primary School: 0.5 miles

Secondary School: 1.3 miles

