



285 Ugg Mere Court Road, Ramsey Heights,
PE26 2RJ



Guide Price: £400,000- £410,000

Freehold

Ugg Mere Court Road, Ramsey Heights, PE26 2RJ

- Complete Onward Chain
- Detached House
- Four Bedroom
- Family Bathroom
- Utility Room
- Driveway
- Large Garden
- Utility Area
- Freehold
- Energy Rating C/73



Thomas Morris is excited to introduce this detached residence located on the outskirts of Ramsey, offering easy access to major junction roads, picturesque country parks, and captivating nature reserves. This property is presented with the benefit of a complete onward chain.

At the front of the property, you'll find plenty of off-road parking space. As you step inside, the ground floor welcomes you with a living room featuring a practical multifuel burner that seamlessly connects to a dining room and a recently refurbished kitchen complete with a utility area.

Moving upstairs, you'll discover four generously-sized double bedrooms, one of which boasts an ensuite shower room and offers breathtaking views of the rear garden and the serene countryside beyond.

The well-maintained garden features a raised decking area at its centre and a dedicated vegetable plot, making it a self-sustaining haven.

We strongly recommend scheduling a viewing to fully immerse yourself in the charm and character of this remarkable property.



Council Tax Band E Huntingdon District Council
Draft Details only

Accommodation

Hallway

Living Room 17'7"x11'3" (5.36mx3.43m).

Dining Room 12'8"x9'2" (3.86mx2.8m).

Kitchen 14'x8'6" (4.27mx2.6m).

Utility Area 11'10"x9'2" (3.6mx2.8m).

Study 16'1"x8'7" (4.9mx2.62m).

WC

Landing

Bedroom 1 12'5"x11'7" (3.78mx3.53m).

Shower Room 5'9"x8'6" (1.75mx2.6m).

Bedroom 2 22'2"x8'8" (6.76mx2.64m).

Bedroom 3 11'6" x 9'7" (3.5m x 2.92m).

Bedroom 4 8'1"x8'1" (2.46mx2.46m).

Bathroom



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris
 9 Great Whyte, Ramsey, Cambridgeshire, PE26
 1HE
 T: 01487 814666
 enquiries.ramsey@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

