



108 Huntingdon Road, Upwood, Ramsey,
PE26 2QQ

 **THOMAS MORRIS**



Offers in excess of: £400,000 Freehold

Huntingdon Road, Upwood, Ramsey, PE26

- Detached Bungalow
 - Two Reception Rooms
 - Conservatory
 - Kitchen
 - Three Bedrooms
 - Bathroom and Ensuite
 - Tandem Garage
 - No Onward Chain
 - Freehold
 - Energy Rating: D/57
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We present for sale an exceptional bungalow, meticulously constructed by its current owners in 1966. Situated in a non estate location of Upwood, this unique property boasts captivating vistas of the surrounding fields both at the front and rear. The accommodation consists of two receptions and a conservatory, along with three bedrooms all with fitted wardrobes. Offering an ensuite shower room and a bathroom plus an additional WC. The front of the property features a low-maintenance garden and off-road parking area that can accommodate multiple vehicles. This leads to a tandem garage with convenient access to the rear. Additionally, there is a gated access to the side. The rear garden has been designed with decorative patio areas and shingle, complemented by well-established shrub bedding.

With the benefit of no onward chain.

Council Tax Band E Huntindonshire District Council

Accommodation

Hallway

Living Room 13'11" x 16'8" (4.24m x 5.08m).

Dining Room 13'10" x 11'10" (4.22m x 3.6m).

Conservatory 12'4" x 21'8" (3.76m x 6.6m).



WC

Kitchen 13'10" x 9'10" (4.22m x 3m).

Inner Hallway

Bedroom One 12'10" x 12'3" (3.9m x 3.73m).

Bedroom Three 10'2" x 8'8" (3.1m x 2.64m).

Bathroom

Bedroom Two 12'4" x 9'9" (3.76m x 2.97m).

Ensuite Shower Room



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.



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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.

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