



1 Manor Close, Ramsey Mereside, PE26
2UN



THOMAS MORRIS



Asking Price: £475,000

Freehold

Manor Close, Ramsey Mereside, PE26 2UN

- Detached House
- Four Bedroom
- Open-Plan Kitchen Diner
- Utility Room
- Study
- Double Garage
- Driveway
- Rear Enclosed Garden
- Freehold
- Energy Rating: D/56

This detached home is situated in a private cul-de-sac within the village of Ramsey Mereside.

The current owner has extended to the front creating a spacious entrance hallway and includes an additional room to incorporate a kid's playroom, ideal for an office or an additional bedroom. The living room offers a feature wood burner, leading into an open plan dining area and a modern fitted kitchen with integral appliances. Of added benefit a utility room.

Upstairs, there are four bedrooms, one of which boasts an en-suite, along with a main family bathroom.

The house offers a generous outdoor space both at the rear and in front, with ample parking available on the driveway along with double garage.

Council Tax Band E Huntingdon District Council.

Draft Details Only.



Accommodation

Entrance Hall

Living Room 15'1" x 14'1" (4.6m x 4.3m).

Kitchen/ Dining Area 25'8" x 10'7" (7.82m x 3.23m).

Utility Room

Downstairs WC

Reception Room/ Study 8'10" x 13'5" (2.7m x 4.1m).

Bedroom One 11'11" x 14' (3.63m x 4.27m).

Ensuite

Bedroom Two 15'1" x 10'6" (4.6m x 3.2m).

Bedroom Three 9'7" x 11' (2.92m x 3.35m).

Bedroom Four 9'7" x 10'10" (2.92m x 3.3m).

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.



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