



174 Herne Road, Ramsey St. Marys,
PE26 2SY

 **THOMAS MORRIS**



Offers in excess of: £240,000 Freehold

Herne Road, Ramsey St. Marys, PE26 2SY

- Semi Detached House
 - Refitted Kitchen Diner
 - Lounge
 - Downstairs Bathroom
 - Three Bedrooms
 - Enclosed Rear Garden
 - EV Charging Point
 - Off Road Parking
 - Freehold
 - Energy Rating: D/63
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Established semi-detached house. On the ground floor the layout: lounge, refitted kitchen diner, downstairs bathroom. Upstairs are the three bedrooms.

Outside there is better than average sized garden that would suit the keenest of gardeners, with field views to the rear. Off road parking to the rear of the garden allowing for ample parking, that benefits from an electric vehicle charging point.

Subject to the relevant permission there is plenty of space to add to the property itself or to incorporate a garage should you wish.

Council Tax Band B Huntingdonshire District Council.

Draft Details Only.



Accommodation

Entrance Hall

Lounge 13' x 12'9" (3.96m x 3.89m).

Kitchen Diner 16'1" x 9'10" (4.9m x 3m).

Inner Hallway

Downstairs Bathroom

Bedroom One 11' (3.35m).

Bedroom Two 11'11" x 8'1" (3.63m x 2.46m).

Bedroom Three 8'6" x 7'7" (2.6m x 2.3m).



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

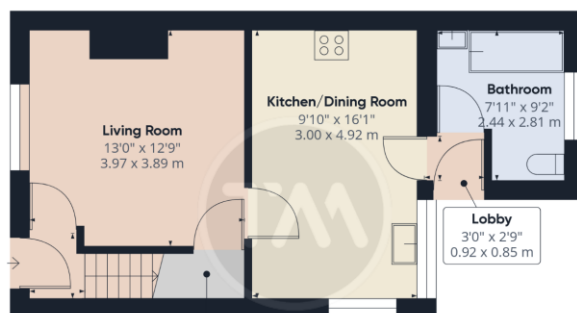
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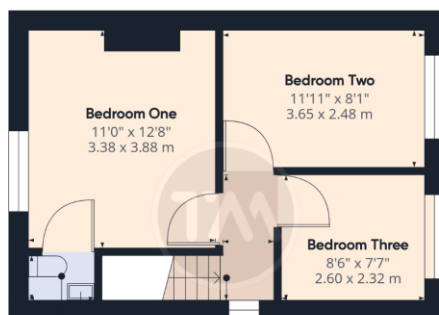
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Hallway
3'4" x 4'1"
1.02 x 1.25 m

Ground Floor



WC
4'1" x 2'11"
1.25 x 0.90 m

Landing
3'1" x 7'6"
0.94 x 2.29 m

Floor 1

Approximate total area⁽¹⁾
774.56 ft²
71.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

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