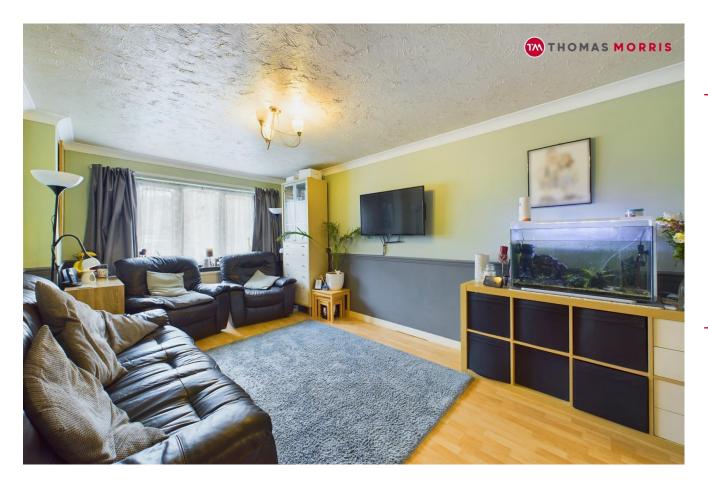


18 Chandlers Way, Ramsey Mereside, PE26 2UJ





# THOMAS MORRIS



# Offers in excess of: £300,000 Freehold

Chandlers Way, Ramsey Mereside, PE26

- Detached House
- Four/ Five Bedrooms
- Two Bathrooms & Downstairs WC
- Living Room
- Dining Room
- Conservatory
- Utility Room
- Enclosed Garden
- Freehold
- Energy Rating: F/36

This detached house in Ramsey Mereside features a layout that includes a living room, dining room, and conservatory on the ground floor. The fitted kitchen conveniently connects to a spacious utility room, which then leads to an office or potential fifth bedroom. The inclusion of a downstairs WC on the ground floor further enhances the property's appeal and practicality. Upstairs, you'll find four bedrooms, one of which boasts an ensuite shower room and a family bathroom.

Outside, you'll discover an enclosed garden complete with a patio area, while at the front, there's a convenient driveway.

Council Tax Band C Huntingdonshire District Council.

Draft Details Only.

# **Accommodation**

**Entrance Hallway** 

**Downstairs WC** 

**Living Room** 17' x 10'6" (5.18m x 3.2m).

**Dining Room** 11'10" x 8'5" (3.6m x 2.57m).

**Conservatory** 6'10" x 9'4" (2.08m x 2.84m).

**Kitchen** 11'9" x 8'2" (3.58m x 2.5m).

**Utility Room** 12'2" x 8'8" (3.7m x 2.64m).

**Office/ Bedroom** 9'5" x 8'3" (2.87m x 2.51m).

Landing

**Bedroom One** 13'7" x 9'9" (4.14m x 2.97m).

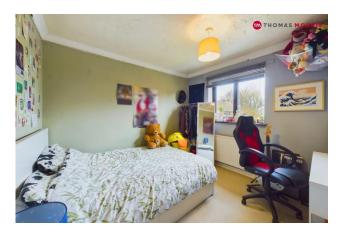
**Ensuite** 

**Bedroom Two** 12'9" x 8'4" (3.89m x 2.54m).

**Bedroom Three** 9'11" x 9'10" (3.02m x 3m).

**Bathroom** 

**Bedroom Four** 8'4" x 7' (2.54m x 2.13m).







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.



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.

### Disclaime

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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