



**TAM** THOMAS MORRIS

63 Great Whyte, Ramsey, PE26 1HL

**TAM** THOMAS MORRIS



TAM THOMAS MORRIS

Asking Price: £280,000

Freehold

Great Whyte, Ramsey, PE26 1HL

- Grade II Listed
- Three Reception Rooms
- Close To Amenities
- Character Features
- Two Bedrooms
- Family Bathroom
- Double Garage
- Complete Onward Chain
- Freehold
- Energy Rating: Exempt

A Grade II listed property nestled within the heart of the historical market town of Ramsey with charming features, multiple reception rooms, double garage, and sizeable rear garden. The property dates to the 1500's with it being in the current owners possession for over 40 years and was formally recognised as an antique business.

The properties accommodation along with the double garage totals approximately 1470sqft. With plenty of period features including exposed ceiling beams along with a Cast iron & inglenook fireplaces in the reception rooms, these are blended with modern fittings in the kitchen and family bathroom, the two bedrooms are also situated on the 2nd floor.

Externally the garden is spilt into two areas with the first section laid mostly to the lawn with a patio just outside the sunroom. The 2nd section is low maintenance but provides a perfect entertaining space. At the bottom of the garden there is a double garage with bespoke doors and Allocated parking for the property.

Council Tax Band A Huntingdon District Council.

Draft Details



TAM THOMAS MORRIS



TAM THOMAS MORRIS

# Accommodation

**Living Room** 13'4" x 19'7" (4.06m x 5.97m).

**WC** 4'11" x 2'1" (1.5m x 0.64m).

**Utility Room** 4'10" x 5' (1.47m x 1.52m).

**Dining Room** 12'11" x 9'4" (3.94m x 2.84m).

**Sunroom** 13'3" x 11'10" (4.04m x 3.6m).

**Side Lobby** 14'7" x 3'7" (4.45m x 1.1m).

**Kitchen** 12'8" x 8'6" (3.86m x 2.6m).

## Landing

**Bedroom One** 10'8" x 14'1" (3.25m x 4.3m).

**Bedroom Two** 13'5" x 8'5" (4.1m x 2.57m).

**Bathroom** 6'5" x 9'5" (1.96m x 2.87m).

## Garden

**Garage** 19'1"x18'7" (5.82mx5.66m).



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.

