

16 Marriotts Close, Ramsey Mereside,
PE26 2TX

THOMAS MORRIS







Asking Price: £270,000
Freehold

Marriotts Close, Ramsey Mereside, PE26

- Refitted Kitchen Diner
- One Reception Room
- Three Bedrooms
- Two Refitted Bathrooms
- Village Location
- No Chain
- Front & Rear Garden
- Off Road Parking
- Freehold
- Energy Rating: C/70

Located in the village of Ramsey Mereside and tucked away in a cul-de-sac position, this established semi-detached home has been recently updated by the current owners and offers well-presented accommodation throughout.

The property briefly comprises an entrance hallway with useful storage, a good-sized living room, modern kitchen diner and downstairs shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property offers plenty of parking to the front, with a driveway and double gates providing access to the rear garden. There is also a further gravelled area which could provide additional parking or potentially be used as a carport, subject to any necessary permissions. The large rear garden is mainly laid to lawn and offers plenty of space for families, keen gardeners or those looking for a generous outdoor area. The garden also benefits from several good-sized sheds, providing useful storage and plenty of options for those needing extra outdoor space.

Monthly Service Charge - £17.96
Council Tax Band B - Huntingdon District Council

Accommodation

Entrance Hallway

Living Room *16' x 9'5" (4.88m x 2.87m)*.

Kitchen Diner *17'5" x 11' (5.3m x 3.35m)*.

Downstairs Shower Room

Landing

Bedroom One *10' x 17'3" (3.05m x 5.26m)*.

Bedroom Two *9'10" x 9'6" (3m x 2.9m)*.

Bedroom Three *13'4" x 7'5" (4.06m x 2.26m)*.

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 £80 incl. 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.

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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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