



74 Ramsey Road, St. Ives, PE27 3XL





Guide Price: £400,000

Freehold

Ramsey Road, St. Ives, PE27 3XL

- Detached Chalet
- Four Bedrooms
- Sought-After Location
- Non-Estate
- Off-Road Parking
- Walking Distance to Amenities
- Close to Bus Stops
- No Forward Chain
- Freehold
- Energy Rating: D/66

This remarkably spacious chalet-style home is offered with No Forward Chain and holds potential for various uses (subject to planning approval).

Spanning over 2000 square feet, the property features generous and versatile accommodation across two floors, including four bedrooms, two bathrooms, two reception rooms, a conservatory, and a kitchen/breakfast room.

Outside, the property benefits from off-road parking and a substantial enclosed rear garden.

This property is perfect for adding your stamp to and making it your long-term family home.

A viewing is essential to fully appreciate the unique opportunities and potential this property offers.

Huntingdonshire District Council: Band E
These details are Subject to approval.



Accommodation

Porch

Hallway

Living Room 16'11" x 14'7" (5.16m x 4.45m).

Dining Room 13'11" x 12'10" (4.24m x 3.9m).

Kitchen 14'10" x 9'10" (4.52m x 3m).

Conservatory 12'1" x 11'8" (3.68m x 3.56m).

Bedroom 4 13'6" x 11'11" (4.11m x 3.63m).

Bathroom

Landing

Bedroom 1 14'6" x 12'4" (4.42m x 3.76m).

Bedroom 2 14'11" x 11'2" (4.55m x 3.4m).

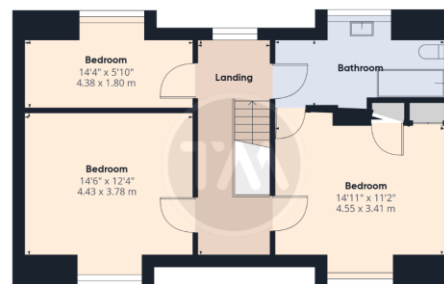
Bedroom 3 14'4" x 5'10" (4.37m x 1.78m).

Bathroom

Garage 26'3" x 8'3" (8m x 2.51m).



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 plus VAT (£72) 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.



Floor 1

Approximate total area⁽¹⁾

1985.84 ft²
184.49 m²

Reduced headroom

14.59 ft²
1.36 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

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