



Pound Road, Ramsey
£225,000

 **Oliver James**
Property Sales & Lettings



6 Pound Road

Ramsey, Huntingdon

An established semi-detached home with garaging, requiring refurbishment, sited in a lovely cul-de-sac location. No chain.

Council Tax band: B

Tenure: Freehold

- Semi-detached home in a lovely village setting.
- 3 bedrooms / 1 reception room / 1 bathroom.
- The Gross Internal Floor Area is approximately 721 sq.ft / 72 sq.ft.
- Requiring modernisation throughout.
- Cul-de-sac location, a short walk away from local schooling, shops and countryside walks.
- Driveway parking for multiple vehicles.
- Potential for capital growth or rental investment.
- Garaging.
- No onward chain.
- EPC: D.





SERVICES

The Property is heated by mains gas central heating and served via mains drainage, water and electricity.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase. Material Information relating to the property can be viewed by clicking on the brochure tab.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.







Ground Floor

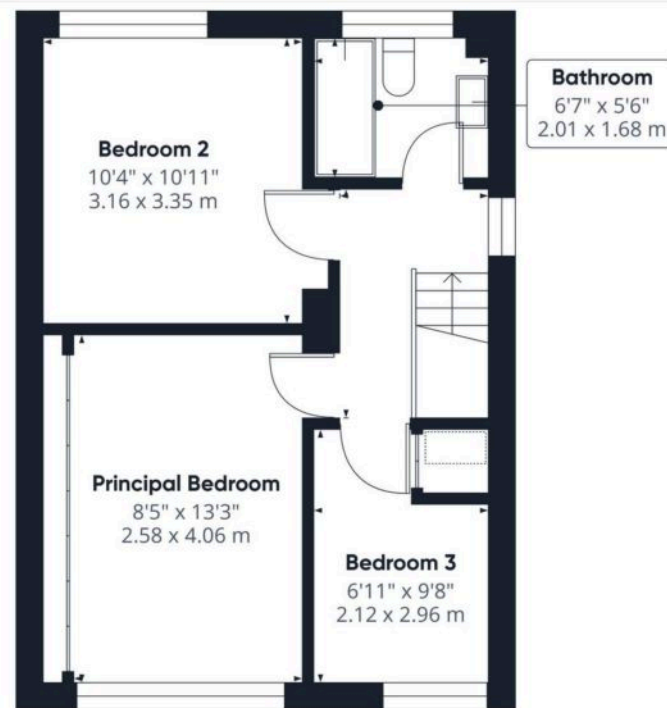
Oliver
James

Approximate total area⁽¹⁾
392 ft²
36.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Floor 1

Oliver
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Approximate total area⁽¹⁾
384 ft²
35.8 m²

(1) Excluding balconies and terraces

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