

Grenfell Road, Bury, Ramsey, Huntingdon, PE26 2QR.



Kitchen



Lounge/Diner



Bedroom One



Bedroom Two



Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (93-100)		86	A (95-100)		B4
B (81-92)			B (85-94)		
C (69-80)			C (75-84)		
D (55-68)	72		D (65-74)		
E (39-54)			E (55-64)		
F (21-38)			F (45-54)		
G (1-20)			G (35-44)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Detached three bedroom family home located in Bury.

Grenfell Road, Bury, Ramsey, Huntingdon, PE26 2QR.

- DETACHED FAMILY HOME
- LOUNGE/DINING ROOM
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- ENCLOSED GARDEN

**£250,000**



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## Ground Floor

### Hall

Front entrance door, single radiator, telephone point, under stair storage cupboard, stairs to first floor landing, opening leading to the kitchen.

### Kitchen 3.59m (11'9") max x 2.19m (7'2")

Fitted with a matching range of base and eye level units with worktop space over a stainless steel sink with mixer tap, space for fridge, freezer and cooker, coving to textured ceiling, gas boiler, uPVC double glazed window to front, door to leading to side of property.

### Lounge/Diner 7.32m (24') x 3.61m (11'10")max

UPVC double glazed window to rear, feature fireplace, single radiator, TV point, coving to textured ceiling, sliding door to rear.

### WC

UPVC frosted double glazed window to side, fitted with a two piece suite, comprising a pedestal wash hand basin and low-level WC, tiled flooring, single radiator, coving to ceiling.

## First Floor

### Landing

UPVC double glazed window to front, access to loft, built in cupboard, door leading to:

### Bedroom 1 3.36m (11') x 2.00m (10')

UPVC double glazed window to rear, single radiator, telephone and TV point, coving to textured ceiling, built in double door wardrobe.

### Bedroom 2 3.14m (10'4") x 3.13m (10'3")

UPVC double glazed window to rear, single radiator, built in wardrobes.

### Bedroom 3 2.43m (8') x 2.42m (7'11")max

UPVC double glazed window to front, radiator, coving to textured ceiling.

### Bathroom

Three piece suite, comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, two uPVC frosted double glazed window to front and side, single radiator, coving to textured ceiling.

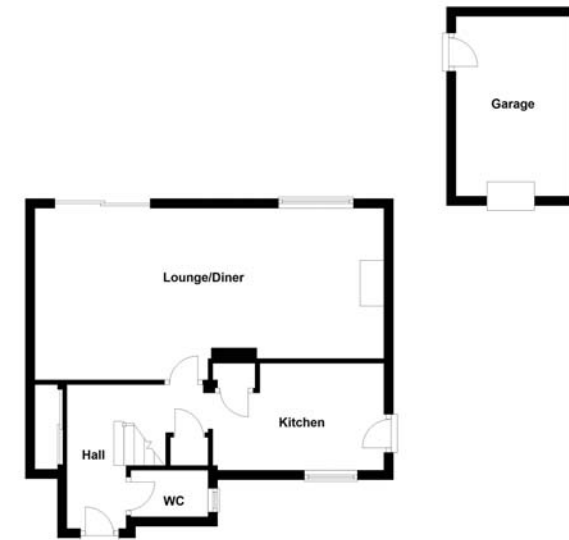
### Outside

The front of the property allows for off road parking with greenery to the side, leading to the garage via an up and over door, side gate access to rear. Enclosed rear garden, mainly laid to lawn, comprising mixed trees and bushes with a patio area, external door leading into the garage.

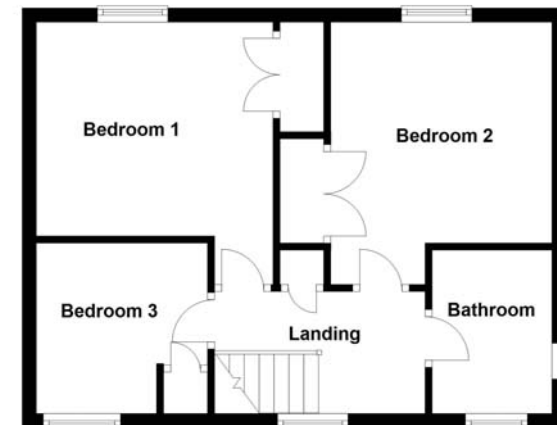
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -