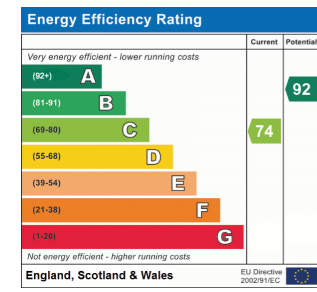




Miller Way, Brampton PE28 4UA

Guide Price £250,000

- Ideal Re-Furbishment Opportunity
- 23' Living Room
- Enclosed Rear Garden
- Garaging
- Cul De Sac Location
- Offered With No Forward Chain
- Desirable Village Position



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

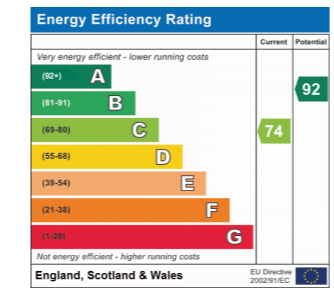
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UPVC Double Glazed Front Door To

Entrance Hall

3' 10" x 3' 3" (1.17m x 0.99m)

Coats hanging area, laminate flooring.

Sitting Room

23' 5" x 13' 7" maximum (7.14m x 4.14m)

Incorporating **Dining Area**. Spiral staircase to first floor, a light double aspect room with UPVC windows to front aspect and glazed door and picture window to garden aspect, two double panel radiators, wall light points, TV point, telephone point, coving to ceiling, wall mounted electric fire, shelved storage cupboard.

Kitchen

10' 9" x 6' 0" (3.28m x 1.83m)

UPVC window to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, electric and gas cooker points, space for fridge freezer, drawer units, single drainer stainless steel sink unit, coving to ceiling, wall mounted gas fired central heating boiler (non-functional), composite flooring.

First Floor Landing

Access to insulated loft space.

Bedroom 1

11' 5" x 7' 11" (3.48m x 2.41m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Bedroom 2

8' 11" x 6' 9" (2.72m x 2.06m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Bedroom 3

8' 10" x 6' 8" (2.69m x 2.03m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Family Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with independent shower unit fitted over, cabinet storage, double panel radiator, vinyl floor covering.

Outside

The front garden is pleasantly arranged and primarily lawned. The rear garden is private and west facing with an extensive paved terrace, areas of shaped lawn, a selection of rose beds, specimen shrubs and ornamental trees, outside tap and the garden is enclosed by a combination of panel fencing offering a good degree of privacy. There is a **Single Garage** positioned en bloc.

Tenure

Freehold

Council Tax Band - B

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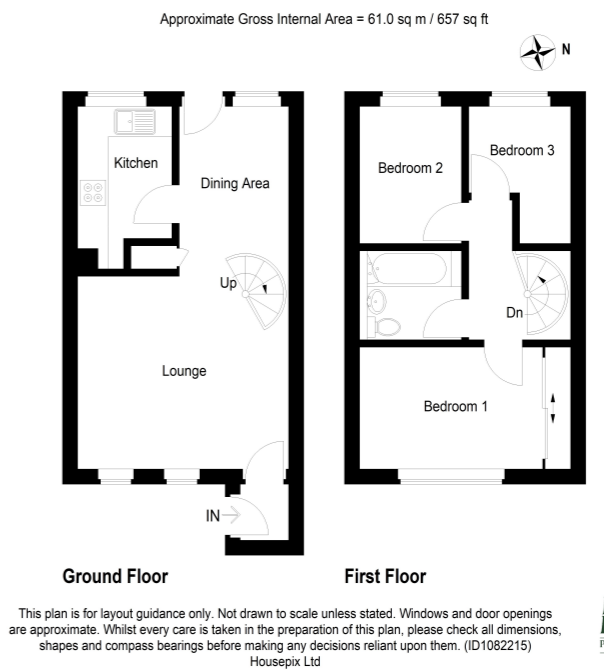
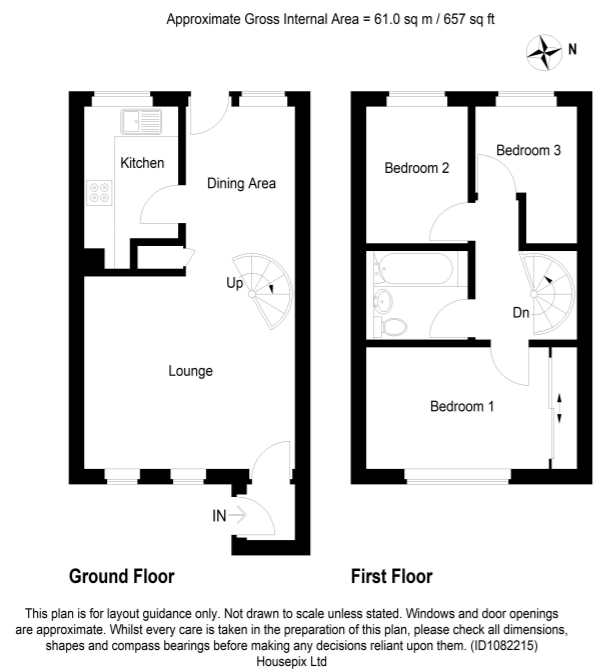
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