



High Street, Brampton PE28 4TG

Guide Price £325,000

- Fabulous Redevelopment Opportunity
- Individual Home For Refurbishment
- Three Bedrooms
- Mature And Private Gardens
- Detached Garage
- Extensive Driveway
- Desirable High Street Address
- Vacant Possession And No Chain



Huntingdon 01480 414800

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

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Panel Door To

Entrance Porch

Inner door to

Cloakroom

Fitted in a two piece coloured suite comprising low level WC, pedestal wash hand basin with tiling, shaver point, radiator, two windows to side aspect, thermoplastic flooring.

Entrance Hall

Stairs to first floor, single panel radiator, thermoplastic flooring.

Sitting Room

18' 3" x 11' 0" (5.56m x 3.35m)

A double aspect room with windows to front and side aspects, two double panel radiators, central tiled fireplace, thermoplastic flooring.

Dining Room

16' 5" x 10' 5" (5.00m x 3.17m)

Double panel radiator, walk in pantry housing fuse box and master switch with window to side aspect, glazed internal double doors access

Kitchen/Breakfast Room

15' 3" x 13' 1" (4.65m x 3.99m)

A double aspect room with windows to rear aspect and glazed door to side, double drainer sink unit with mixer tap, thermoplastic flooring.

First Floor Landing

Radiator, window to side aspect, access to insulated loft space.

Bedroom 1

15' 5" x 9' 6" (4.70m x 2.90m)

A double aspect room with windows to front and side aspects, double wardrobe with hanging and shelving, radiator, exposed timber floorboards.

Bedroom 2

10' 6" x 9' 6" (3.20m x 2.90m)

A double aspect room with window to side and glazed door to **Roof Terrace** to the rear, exposed timber floorboards, radiator, cupboard housing hot water cylinder and shelving.

Bedroom 3

9' 5" x 5' 10" (2.87m x 1.78m)

Window to front aspect, radiator fitted wardrobe, timber floorboards.

Family Bathroom

7' 8" x 6' 4" (2.34m x 1.93m)

Fitted in a three piece white suite comprising low level WC, panel bath with hand mixer shower, pedestal wash hand basin, window to rear aspect, electric wall heater.

Outside

The property is enclosed by a walled frontage with panel fencing running to the side and double wrought iron gates leading to a driveway sufficient for two or more vehicles. The front garden is currently unprepared. There is a **Detached Single Garage** of brick construction with double timber doors to the front and gated access via a brick arch leading to the rear garden. The rear garden is beautifully private and mature, unprepared with an extensive paved terrace, a large selection of ornamental trees, notable Laurel, Magnolia and Peony. The rear garden is enclosed by mixed boundaries and panel fencing. The overall plot extends to approximately quarter of an acre (stms). There is a small range of timber outbuildings incorporating **Timber Shed** and **Summer House**. The rear garden measures approximately 131' 3" x 65' 7" (40.01m x 19.99m).

Tenure

Freehold

Council Tax Band - D

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Huntingdon	Kimbolton	St Neots	Mayfair Office
60 High Street	24 High Street	32 Market Square	Cashel House
Huntingdon	Kimbolton	St.Neots	15 Thayer St, London
01480 414800	01480 860400	01480 406400	0870 1127099

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