



Elizabethan Way, Brampton PE28 4SU

Guide Price £325,000



- ****OFFERS CONSIDERED BETWEEN £325,000 & £350,000****
- Re-Decorated Throughout
- Brand New Boiler Fitted
- Stunning Open Field Views
- Short Walk From Local Primary School
- Close To Major Road And Rail Links
- Desirable Village Location
- Hinchingsbrooke School Catchment Area
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	78

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Approximate Gross Internal Area = 82.2 sq m / 884 sq ft
Garage = 12.5 sq m / 135 sq ft
Total = 94.7 sq m / 1019 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1255820)
Housepix Ltd



Covered Porch With Outside Lighting To

Modern composite panel door.

Reception Hall

12' 8" x 6' 2" (3.86m x 1.88m)

Double panel radiator, stairs to first floor, understairs storage recess.

Kitchen/Breakfast Room

14' 5" x 9' 10" (4.39m x 3.00m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, glass fronted display cabinets, corner shelf display unit, appliance spaces, a double aspect room with two UPVC windows to garden aspect and UPVC door to side aspect, single drainer one and a half bowl resin sink unit with mixer tap, integral double Bosch electric oven and integral ceramic hob with extractor fitted above.

Sitting Room

23' 0" x 10' 10" (7.01m x 3.30m)

A light double aspect room with UPVC bow window to front aspect and sliding double glazed patio doors to garden terrace, TV point, telephone point, two radiators, central feature marble fireplace with gas point.

First Floor Galleried Landing

UPVC window to side aspect, coving to ceiling, over-stairs cupboard housing Worcester Bosch gas combi central heating boiler, installed October 2025 and under a 10 year guarantee.

Bedroom 1

12' 0" x 10' 10" (3.66m x 3.30m)

A double room with single panel radiator, UPVC window to front aspect.

Bedroom 2

11' 2" x 9' 10" (3.40m x 3.00m)

A double room with single panel radiator, UPVC window to rear aspect.

Bedroom 3/Study

7' 7" x 7' 3" (2.31m x 2.21m)

Single panel radiator, UPVC window to rear aspect.

Family Bathroom

Fitted in a three piece coloured suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower and electric shower over, extensive ceramic tiling, single panel radiator, shaver point, UPVC window to front aspect.

Outside

The property is positioned at the end of a pleasant and quiet cul de sac with views onto green space at the front. There is an extensive frontage finished in brick paving providing off road parking with gravel borders and ornamental shrubs with outside lighting. There is a **Single Garage** measuring 16' 9" x 7' 10" (5.11m x 2.39m) with up and over door, power, lighting, mezzanine storage space and private door to the side. The rear garden is pleasantly arranged and enclosed offering a good degree of privacy enclosed by a combination of new panel fencing, brick walling and mature evergreen screening. The gardens are ready for planting with an extensive brick paviour terrace, outside tap and lighting. There is a pleasant enclosed area to the side finished in brick paving with timber pergola, timber shed and established vines enclosed by brick walling.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C

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