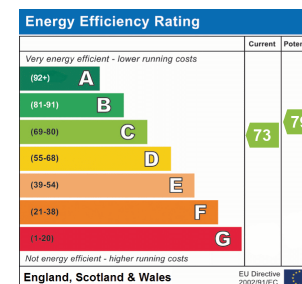




Belle Isle Crescent, Brampton PE28 4SQ

£260,000

- Semi Detached Home
- Two Double Bedrooms
- Living/Dining Room And Study
- Excellent Sized Corner Plot
- Property Re-Roofed in 2025
- Private Parking For Two Vehicles
- Popular Estate Location
- Highly Sought After Village
- Ideal First Time Purchase



**Peter Lane**  
PARTNERS  
— EST 1990 —

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**Kimbolton**  
24 High Street  
Kimbolton  
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St. Neots  
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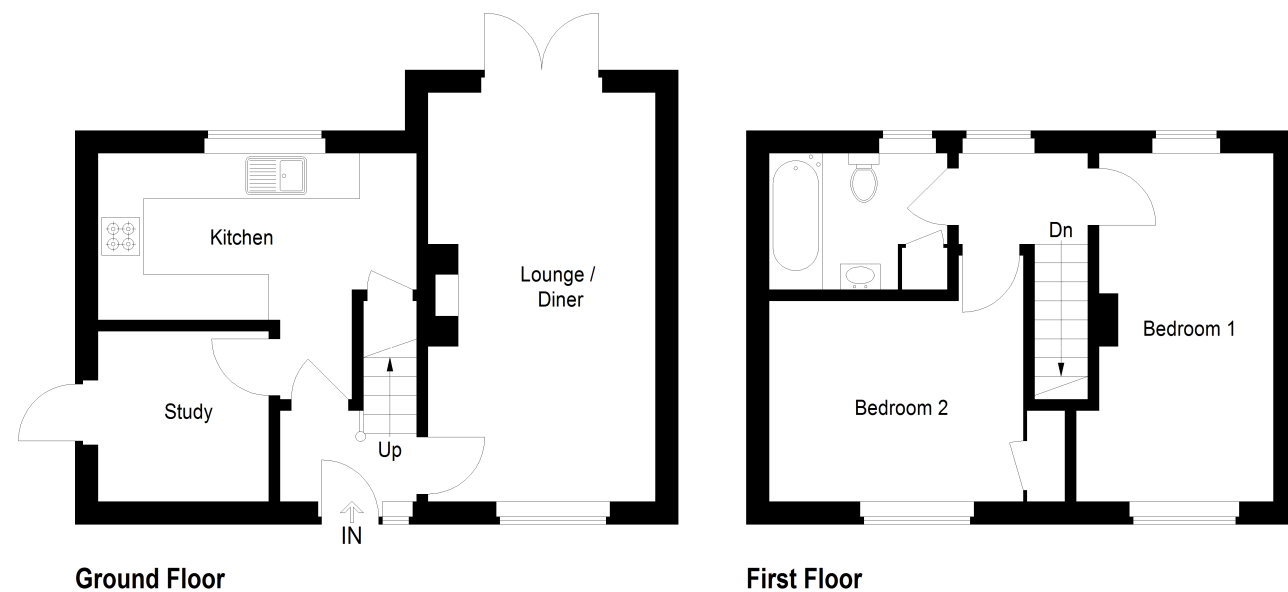
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1254488)  
Housepix Ltd

**Peter Lane & Partners**  
EST 1990



## Panel Door With Glazed Inserts To

### Entrance Hall

Double glazed window to front aspect, radiator, coats hanging area, stairs to first floor.

### Living/Dining Room

17' 8" x 9' 11" (5.38m x 3.02m)

A double aspect room with double glazed window to front and double glazed French doors to rear, two contemporary style vertical radiators, central feature fireplace.

### Kitchen

13' 9" x 7' 3" (4.19m x 2.21m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel sink and drainer with mixer tap, dual fuel cooker, washing machine, slimline dishwasher, fridge freezer, wall mounted gas fired central heating boiler, understairs storage cupboard, tiled flooring.

### Study

7' 5" x 7' 5" (2.26m x 2.26m)

UPVC double glazed door to side aspect, radiator, cupboard housing electric meter.

### First Floor Landing

Double glazed window to rear.

### Bedroom 1

15' 1" x 7' 6" (4.60m x 2.29m)

A double aspect room with double glazed windows to front and rear aspects, two radiators.

### Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to front aspect, access to loft space, radiator.

## Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, 'P' shaped panel bath with shower unit over, complementing tiling, storage cupboard.

## Outside

To the front are two parking spaces with the front garden being laid to lawn with mature planting, hedging and stone beds. Side gated access leads to the rear garden with patio seating area, raised beds, garden shed, laid to lawn and enclosed by panel fencing.

## 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 - A

An Estate Charge is payable per annum of £360.00 approximately.