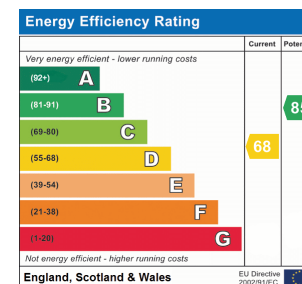




Bramble End, Alconbury PE28 4EZ OIRO £270,000

- ##OFFERS CONSIDERED BETWEEN £270,000 - £280,000##
- Established Mid Terrace Property
- Three Bedrooms
- Modern Family Bathroom
- Modern Kitchen/Dining Room
- Landscaped Rear Garden
- Garage En Bloc
- Off Road Parking Provision
- Ideal First Time Purchase



**Peter Lane**  
PARTNERS  
EST 1990

Huntingdon  
60 High Street  
Huntingdon  
01480 414800

Kimbolton  
24 High Street  
Kimbolton  
01480 860400

St Neots  
32 Market Square  
St. Neots  
01480 406400

Mayfair Office  
Cashel House  
15 Thayer St, London  
0870 1127099

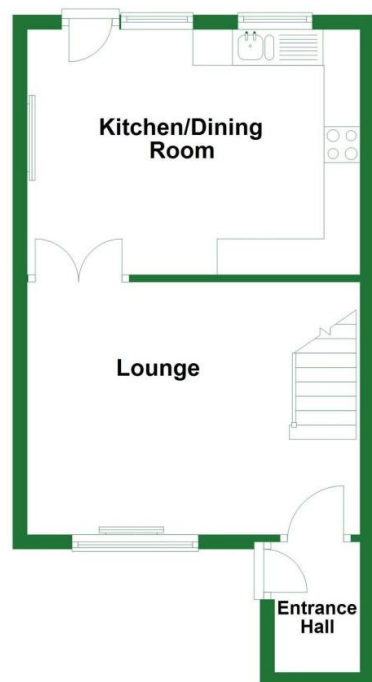
Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

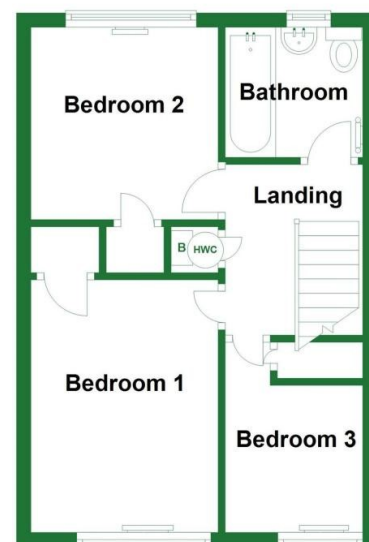


Ground Floor



ea: approx. 67.1 sq. metres (721.8 sc

First Floor



## UPVC Double Glazed Panel Door To

### Entrance Hall

5' 11" x 3' 11" (1.80m x 1.19m)

Recessed downlighters, fuse box and master switch, tiled flooring.

### Lounge

15' 1" x 11' 6" (4.60m x 3.51m)

UPVC double glazed window to front aspect, coving to ceiling, ceiling spot lights, radiator, stairs to first floor, under stairs recess, glazed double doors to

### Kitchen/Dining Room

15' 1" x 11' 6" (4.60m x 3.51m)

Re-fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel one and a half bowl single drainer sink unit with swan neck mixer tap, integrated double oven and electric hob with ceramic back plate and chimney style extractor fan over, integrated automatic dishwasher and washing machine, two UPVC double glazed windows to rear aspect, UPVC double glazed door to rear garden, ceiling spot lights, tiled flooring.

### First Floor Landing

Airing cupboard housing gas fired central heating boiler serving hot water and radiators, hot water cylinder and shelving, access to loft space.

### Bedroom 1

11' 10" x 8' 10" (3.61m x 2.69m)

UPVC double glazed window to front aspect, radiator, built in storage cupboard with hanging.

### Bedroom 2

8' 10" x 8' 6" (2.69m x 2.59m)

UPVC double glazed window to rear aspect, radiator, storage cupboard with hanging and shelving.

### Bedroom 3

8' 6" x 5' 11" (2.59m x 1.80m)

UPVC double glazed window to front aspect, radiator, over-stairs cupboard with hanging and shelving.

### Family Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

A modern three piece suite comprising panel bath with glass shower screen, independent rain shower and hand shower over, low level WC, wash hand basin, heated towel rail, complementing tiling, UPVC double glazed window to rear aspect, tiled flooring, recessed downlighters, extractor fan.

### Outside

The gravel driveway provides off road parking with an area laid to lawn. The rear garden is landscaped with low maintenance in mind, patio seating area, laid to artificial lawn, decorative borders, timber storage shed with power connected, enclosed by panel fencing. The property has a **Single Garage** positioned en bloc.

### 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 - B



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

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

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