

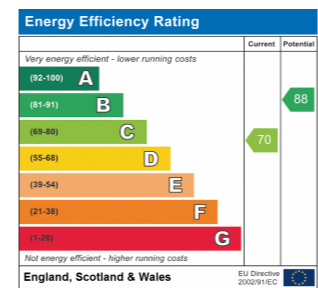


19 Evans Close, Brampton PE28 4UH

Guide Price £315,000

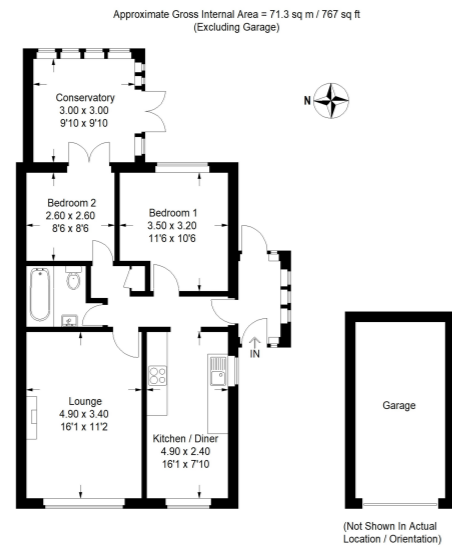


- Well Proportioned Bungalow
- Two Bedrooms
- UPVC Conservatory
- Kitchen/Dining Room
- Enclosed Rear Garden
- Garaging And Off Road Parking Provision
- Pleasant Cul De Sac Position
- Desirable Village Location



Peter Lane
PARTNERS
 EST 1990

Evans Close, Brampton Huntingdon, PE28 4UH



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. (ID901617) Housepx Ltd

UPVC Double Glazed Front Door To

Entrance Porch

8' 2" x 3' 11" (2.49m x 1.19m)

Of UPVC double glazed construction with double poly carbonate roofing, wall light points, UPVC doors to front and rear aspects, coats hanging area, ceramic tiled flooring, glazed internal door accesses

Entrance Hall

13' 5" x 2' 11" (4.09m x 0.89m)

Double panel radiator, access to insulated loft space with ladder and lighting, central heating thermostat, laminate flooring.

Bedroom 1

11' 10" x 10' 6" (3.61m x 3.20m)

UPVC window to garden aspect, double panel radiator.

Kitchen/Breakfast Room

16' 1" x 7' 10" (4.90m x 2.39m)

A light double aspect room with UPVC windows to front and side, fitted in a range of base and wall mounted units with work surfaces and tiling, integral Bosch electric oven and ceramic hob with suspended stainless steel extractor fitted above, single drainer stainless steel sink unit with mixer tap, appliance spaces, corner shelf display unit, recessed lighting, double panel radiator, vinyl floor covering.

Sitting Room

16' 1" x 11' 2" (4.90m x 3.40m)

UPVC window to front aspect, central fire place with display hearth with inset electric Living Flame fire, double panel radiator, TV point, telephone point, wall light points, laminate flooring.

Family Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and glass contour border tiling, panel bath with folding screen and mixer tap hand shower, recessed lighting, extractor, ceramic tiled flooring.

Bedroom 2

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

Double panel radiator, internal UPVC door to

Conservatory

10' 2" x 9' 6" (3.10m x 2.90m)

Of brick based UPVC double glazed construction, French doors access garden terrace, double poly carbonate roofing, ceramic tiled flooring.

Outside

To the front there is a pleasant area of lawn edged in ornamental shrubs and flowering borders, timber constructed planter and outside tap. There is a drive way sufficient for one to two vehicles. A further drive way for one vehicle accesses the **Single Garage** with single up and over door. To the rear is a pleasantly arranged south facing rear garden with shaped lawns, prepared borders with timber shed measuring 7' 7" x 5' 11" (2.31m x 1.80m) with power and lighting, a small lean to green house, a selection of evergreen and deciduous shrubs and enclosed by panel fencing offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - C



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