

Cumbrian Properties

17 Cambeck Close, Brampton



Price Region £110,000

EPC-D

Terraced property | Market town
1 reception room | 3 bedrooms | Shower room
Low maintenance gardens | Open aspect

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Situated in the popular market town of Brampton, this three bedroom, terraced property with low maintenance gardens and an open aspect would be ideally suited to first time buyers and small families. Within easy walking distance to the amenities of Brampton the double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, dining kitchen and lounge with stable door to the rear garden. To the first floor there are two double bedrooms, single bedroom/office and a generous modern shower room. Built-in cupboards to the hall, main bedroom and bathroom offer plenty of storage. The low maintenance rear garden is laid to artificial turf and stone chippings and backs onto the playing fields. Open aspects to both the front and rear of the property.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to dining kitchen, lounge and cloakroom. Staircase to the first floor with part wood panelled walls, built-in storage cupboard, wood effect flooring and radiator.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising corner wash hand basin and WC. double glazed frosted window, tiled walls and tiled flooring.

DINING KITCHEN (19' max x 9' max) Fitted kitchen incorporating a freestanding gas cooker with extractor hood above, plumbing for washing machine and dishwasher, one and a half bowl sink with mixer tap, tiled splashbacks, radiator, double glazed window, part wood panelled walls and tiled flooring.



DINING KITCHEN

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DINING KITCHEN

LOUNGE (15' x 12'4) Composite stable door to the rear garden, double glazed window, coving to the ceiling, dado rail and radiator.



LOUNGE

FIRST FLOOR

LANDING Part wood panelled walls, doors to bedrooms and shower room.

BEDROOM 1 (15' x 10') Double glazed window, radiator and built-in storage cupboard.



BEDROOM 1

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BEDROOM 2 (12'3 x 8'3) Double glazed window to the rear, radiator and wood effect flooring.



BEDROOM 2

BEDROOM 3 (9'5 x 6'5) Double glazed window to the rear, radiator and wood effect flooring.



BEDROOM 3

SHOWER ROOM (8'7 x 8'6) Three piece suite comprising double shower cubicle, wash hand basin and WC. Fully boarded walls, panelled ceiling, sky lantern, tiled flooring and built-in cupboard housing the Vokera combi boiler.



SHOWER ROOM

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OUTSIDE Low maintenance front garden and low maintenance enclosed rear garden laid to stone chippings and artificial turf with garden shed and pedestrian access gate to the green. The property is not overlooked at the front or rear.



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

