



Miller Way, Brampton PE28 4UA

£240,000

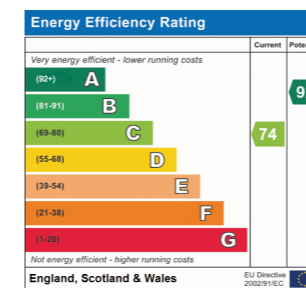
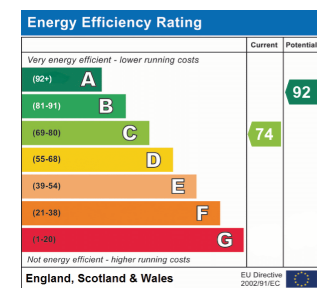
- Ideal Re-Furbishment Opportunity
- 23' Living Room
- Enclosed Rear Garden
- Garaging
- Cul De Sac Location
- Offered With No Forward Chain
- Desirable Village Position



Miller Way, Brampton PE28 4UA

£240,000

- Ideal Re-Furbishment Opportunity
- 23' Living Room
- Enclosed Rear Garden
- Garaging
- Cul De Sac Location
- Offered With No Forward Chain
- Desirable Village Position



UPVC Double Glazed Front Door To

Entrance Hall

3' 10" x 3' 3" (1.17m x 0.99m)

Coats hanging area, laminate flooring.

Sitting Room

23' 5" x 13' 7" maximum (7.14m x 4.14m)

Incorporating **Dining Area**. Spiral staircase to first floor, a light double aspect room with UPVC windows to front aspect and glazed door and picture window to garden aspect, two double panel radiators, wall light points, TV point, telephone point, coving to ceiling, wall mounted electric fire, shelved storage cupboard.

Kitchen

10' 9" x 6' 0" (3.28m x 1.83m)

UPVC window to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, electric and gas cooker points, space for fridge freezer, drawer units, single drainer stainless steel sink unit, coving to ceiling, newly installed gas fired central heating boiler , composite flooring.

First Floor Landing

Access to insulated loft space.

Bedroom 1

11' 5" x 7' 11" (3.48m x 2.41m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Bedroom 2

8' 11" x 6' 9" (2.72m x 2.06m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Bedroom 3

8' 10" x 6' 8" (2.69m x 2.03m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Family Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with independent shower unit fitted over, cabinet storage, double panel radiator, vinyl floor covering.

Outside

The front garden is pleasantly arranged and primarily lawned. The rear garden is private and west facing with an extensive paved terrace, areas of shaped lawn, a selection of rose beds, specimen shrubs and ornamental trees, outside tap and the garden is enclosed by a combination of panel fencing offering a good degree of privacy. There is a **Single Garage** positioned en bloc.

Tenure

Freehold

Council Tax Band - B

UPVC Double Glazed Front Door To

Entrance Hall

3' 10" x 3' 3" (1.17m x 0.99m)

Coats hanging area, laminate flooring.

Sitting Room

23' 5" x 13' 7" maximum (7.14m x 4.14m)

Incorporating **Dining Area**. Spiral staircase to first floor, a light double aspect room with UPVC windows to front aspect and glazed door and picture window to garden aspect, two double panel radiators, wall light points, TV point, telephone point, coving to ceiling, wall mounted electric fire, shelved storage cupboard.

Kitchen

10' 9" x 6' 0" (3.28m x 1.83m)

UPVC window to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, electric and gas cooker points, space for fridge freezer, drawer units, single drainer stainless steel sink unit, coving to ceiling, newly installed gas fired central heating boiler , composite flooring.

First Floor Landing

Access to insulated loft space.

Bedroom 1

11' 5" x 7' 11" (3.48m x 2.41m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Bedroom 2

8' 11" x 6' 9" (2.72m x 2.06m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Bedroom 3

8' 10" x 6' 8" (2.69m x 2.03m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Family Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with independent shower unit fitted over, cabinet storage, double panel radiator, vinyl floor covering.

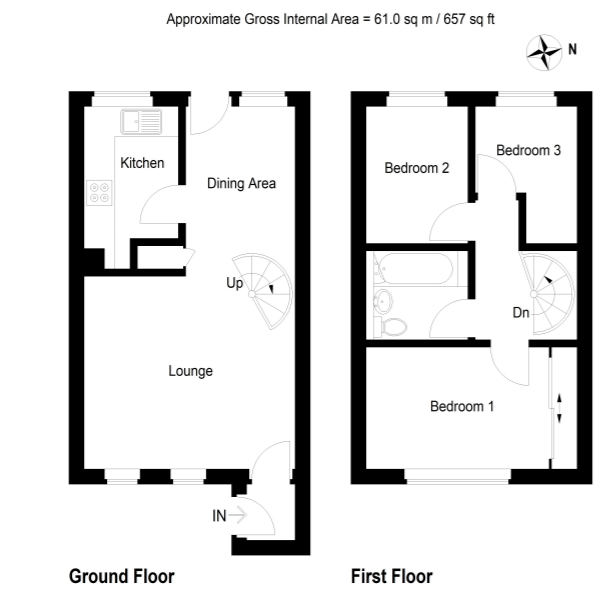
Outside

The front garden is pleasantly arranged and primarily lawned. The rear garden is private and west facing with an extensive paved terrace, areas of shaped lawn, a selection of rose beds, specimen shrubs and ornamental trees, outside tap and the garden is enclosed by a combination of panel fencing offering a good degree of privacy. There is a **Single Garage** positioned en bloc.

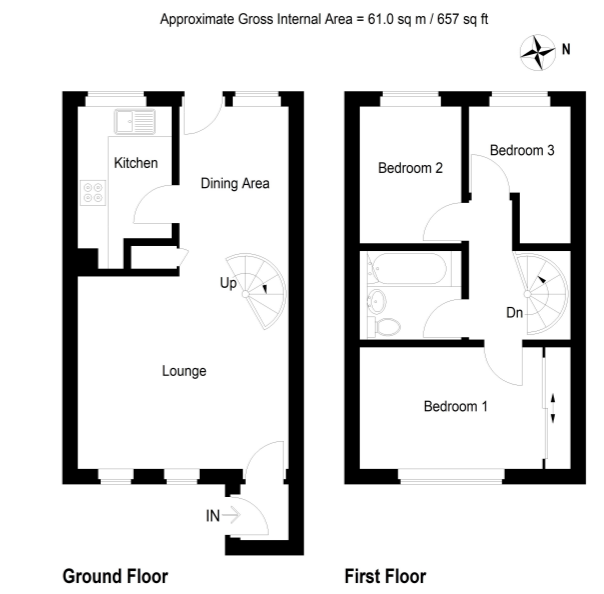
Tenure

Freehold

Council Tax Band - B



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. (ID1082215) Housepix Ltd



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. (ID1082215) Housepix Ltd



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
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

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
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.