



Olivia Road, Brampton PE28 4RP

Guide Price £300,000



- Established Home For Re-Furbishment
- Three Bedrooms
- Kitchen, Pantry And Cloakroom
- Private Mature Gardens
- Garaging And Driveway
- Desirable Village Position
- No Chain And Vacant Possession

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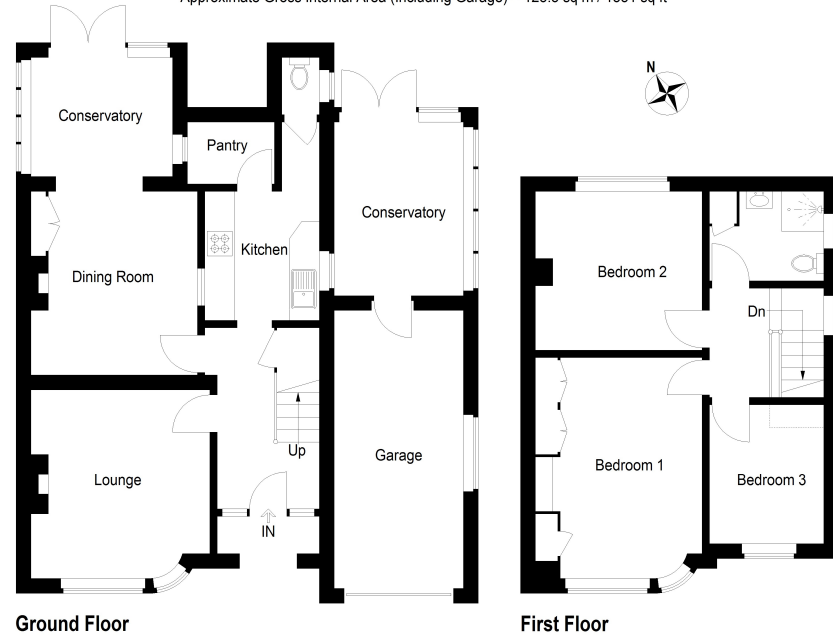
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Approximate Gross Internal Area (Including Garage) = 125.5 sq m / 1351 sq ft



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. (ID1160909)
Housepix Ltd



Integral Storm Canopy Over

UPVC glazed panel door to

Entrance Hall

11' 10" x 7' 6" (3.61m x 2.29m)

Stairs to first floor with understairs cupboard, double panel radiator, coving to ceiling, tongue and groove panel-work.

Living Room

12' 10" x 12' 2" (3.91m x 3.71m)

UPVC bay window to front aspect, double panel radiator, central brickwork feature fireplace with inset Living Flame coal effect gas fire, TV point, telephone point, fixed display shelving, coving to ceiling.

Dining Room

21' 1" x 10' 11" (6.43m x 3.33m)

Extending into a **Conservatory** extension. Central marble feature fireplace, fixed display shelving, base mounted cabinet storage, coving to ceiling, serving hatch to **Kitchen**.

Conservatory

9' 11" x 8' 4" (3.02m x 2.54m)

Of brick based UPVC double glazed construction with UPVC French doors to rear aspect, double poly carbonate roofing, wall light points.

Kitchen

8' 8" x 7' 3" (2.64m x 2.21m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, electric cooker point, single drainer stainless steel sink unit with mixer tap, appliance spaces, internal door to **Garden Room**, walk in pantry with fixed shelving, appliance spaces, ceramic tiled flooring.

Rear Entrance Hall

Leading to **Garden Room** and to

Cloakroom

Fitted with high level WC, UPVC window to side aspect, ceramic tiled flooring.

Garden Room

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

Constructed to the rear of the **Garage**. Of UPVC double glazed construction, tongue and groove panel work, French doors to garden terrace, double poly carbonate roofing, double panel radiator, thermoplastic flooring, incorporating

Utility Area

Plumbing for automatic washing machine, tap, venting for tumble dryer, internal door to

Garage

18' 6" x 8' 8" (5.64m x 2.64m)

UPVC window to side aspect, electrically operated security door.

First Floor Landing

UPVC window to side aspect, access to loft space, coving to ceiling.

Bedroom 1

14' 6" x 10' 11" (4.42m x 3.33m)

UPVC bow window to front aspect, single panel radiator, extensive wardrobe range with hanging and storage, dressing table and high level bridging units.

Bedroom 2

11' 1" x 10' 10" (3.38m x 3.30m)

UPVC window to rear aspect, single panel radiator, coving to ceiling, fixed display shelving and hanging rail.

Bedroom 3

9' 5" x 7' 6" (2.87m x 2.29m)

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

Wet Room Shower

7' 6" x 5' 11" (2.29m x 1.80m)

Fitted with a floor draining independent shower unit, low level WC, pedestal wash hand basin with tiling, airing cupboard housing gas fired central heating boiler serving hot water system and radiators, extractor, full ceramic tiling, UPVC window to side aspect, non-slip vinyl floor covering.

Outside

To the front is an extensive brick paviour driveway giving provision for two vehicles with a pleasant area of lawn, a selection of evergreen trees and enclosed by brick walling. The rear garden is private and mature enclosed by mature evergreen hedging and mature shrubs, a seating area, a selection of ornamental trees, green house and a good sized timber shed. The garden offers a good degree of privacy and is not directly overlooked and measures approximately 57' 1" x 31' 2" (17.40m x 9.50m).

Tenure

Freehold

Council Tax Band - C



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