



Burnaby Close, Brampton PE28 4SA

## Guide Price £195,000

- Well Appointed Ground Floor Garden Flat
- Two Double Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Gas Radiator Heating
- Private Two Car Driveway
- Enclosed Private Gardens
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	76	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Glazed Panel Door To

Entrance Hall

14' 5" x 2' 7" (4.39m x 0.79m)

Laminate flooring, understairs storage cupboard, radiator.

Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m)

UPVC window to rear aspect, coving to ceiling, radiator, recessed lighting.

Bedroom 2

10' 10" x 6' 7" (3.30m x 2.01m)

Laminate flooring, double panel radiator, UPVC window to front aspect.

Family Bathroom

7' 10" x 4' 7" (2.39m x 1.40m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, full ceramic tiling with glass contour border tiling, panel bath with shower unit, UPVC window to rear aspect, heated towel rail, ceramic tiled flooring.

Living Room

13' 9" x 13' 9" (4.19m x 4.19m)

UPVC window to front aspect, TV point, telephone point, recessed lighting, radiator, laminate flooring.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m)

Re-fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and ceramic hob with suspended extractor unit fitted above, appliance spaces, double panel radiator, single drainer one and a half bowl sink unit with mixer tap, concealed gas fired central heating boiler serving hot water system and radiators, ceramic tiled flooring.

Outside

To the front is a private driveway giving provision for two vehicles. The rear garden is beautifully arranged measuring approximately 40' 0" x 26' 3" (12.19m x 8.00m) with a raised timber decked seating area, areas of paving, astro turf and gated access to the side enclosed by mixed boundaries and offers a good degree of privacy.

Tenure

Leasehold

95 Years Remaining

Council Tax Band - A



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1196600)  
Housepix Ltd



Huntingdon

60 High Street  
Huntingdon  
01480 414800

St Ives

10 The Pavement  
St Ives  
01480 460800

Kimbolton

24 High Street  
Kimbolton  
01480 860400

St Neots

32 Market Square  
St. Neots  
01480 406400

Peterborough

5 Cross Street  
Peterborough  
01733 209222

Bedford Office

66-68 St. Loyes St  
Bedford  
01234 327744

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.