



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			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Approximate Gross Internal Area
57.2 sq m / 616 sq ft



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, shapes and compass bearings before making any decisions reliant upon them. (ID1196600)
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