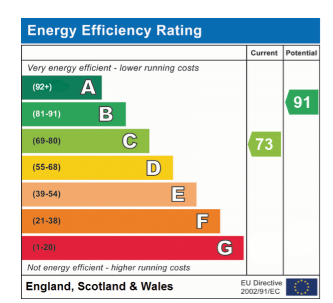




Huntingdon Road, Brampton PE28 4PE

### Guide Price £225,000

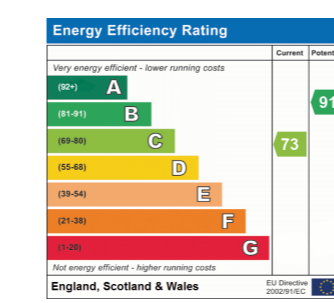
- Charming Character Cottage
- Two Bedroom Accommodation
- UPVC Double Glazing
- Gas Radiator Heating
- Kitchen And Utility Room
- Lovely Rear Garden And Small Barn
- On Street Parking
- No Forward Chain



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**Port Hole Panel Door To**

**Living Room**

14' 8" x 11' 6" (4.47m x 3.51m)  
UPVC window to front aspect, double panel radiator, central brickwork fireplace, TV point, telephone point, base mounted cabinet storage, coving to ceiling, laminate flooring.

**Kitchen**

12' 0" x 8' 1" (3.66m x 2.46m)  
Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, integral electric oven and hob, extensive tiling, coving to ceiling, recessed lighting, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, drawer units, under unit lighting, double panel radiator, under stairs storage recess, UPVC door to garden aspect, ceramic tiled flooring, glazed internal door to

**Utility/Rear Entrance Hall**

6' 7" x 3' 11" (2.01m x 1.19m)  
Appliance spaces, glazed door and window to garden aspect, ceramic tiled flooring.

**First Floor Landing**

Access to insulated loft space.

**Bedroom 1**

11' 1" x 10' 6" (3.38m x 3.20m)  
Window to front aspect, central fireplace, coving to ceiling, laminate flooring.

**Bedroom 2**

11' 0" x 8' 0" (3.35m x 2.44m)  
Single panel radiator, coving to ceiling, UPVC window to rear aspect, cupboard storage.

**Family Shower Room**

8' 3" x 4' 3" (2.51m x 1.30m)  
Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, oversized screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, decorative composite floor covering.

**Outside**

The rear garden is pleasantly arranged with a brick paviour patio, an area of lawn, some shrub borders and enclosed by brick walling and panel fencing. There is a small brick built store to the rear of the garden. Parking is on street subject to availability.

**Tenure**

Freehold  
Council Tax Band - B

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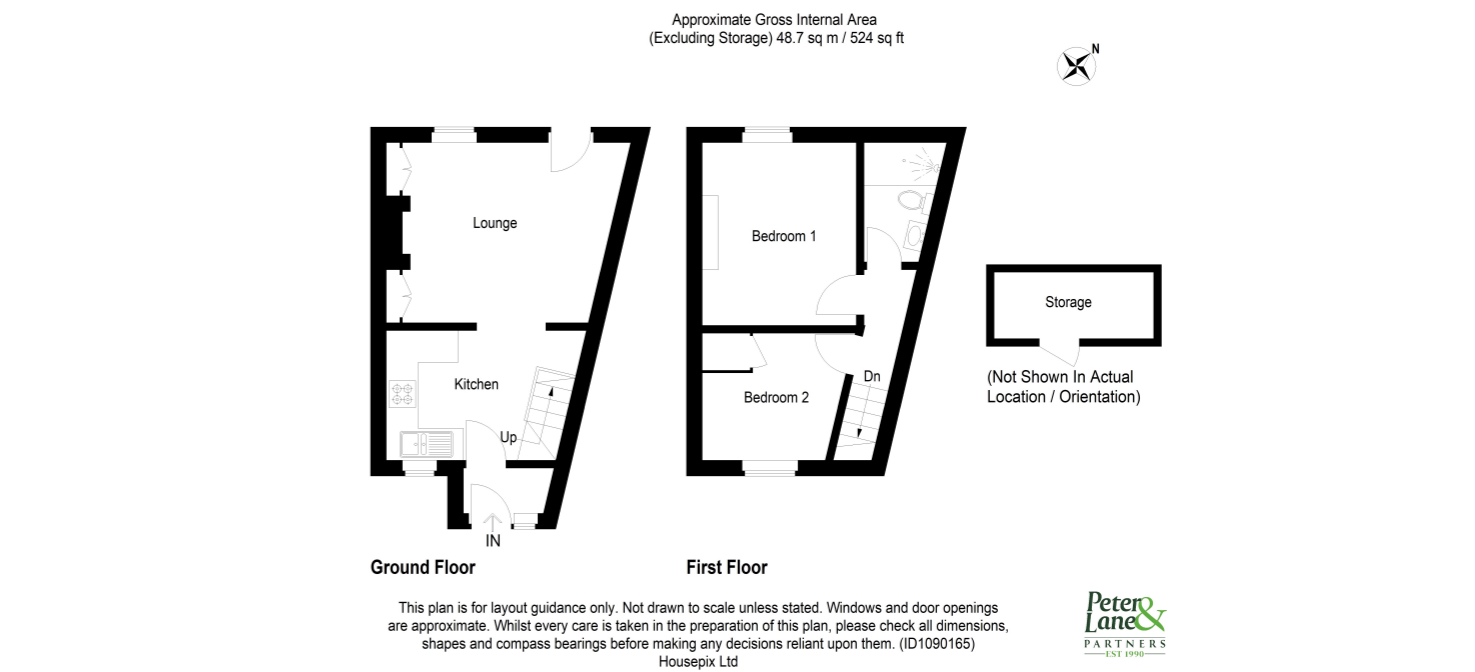
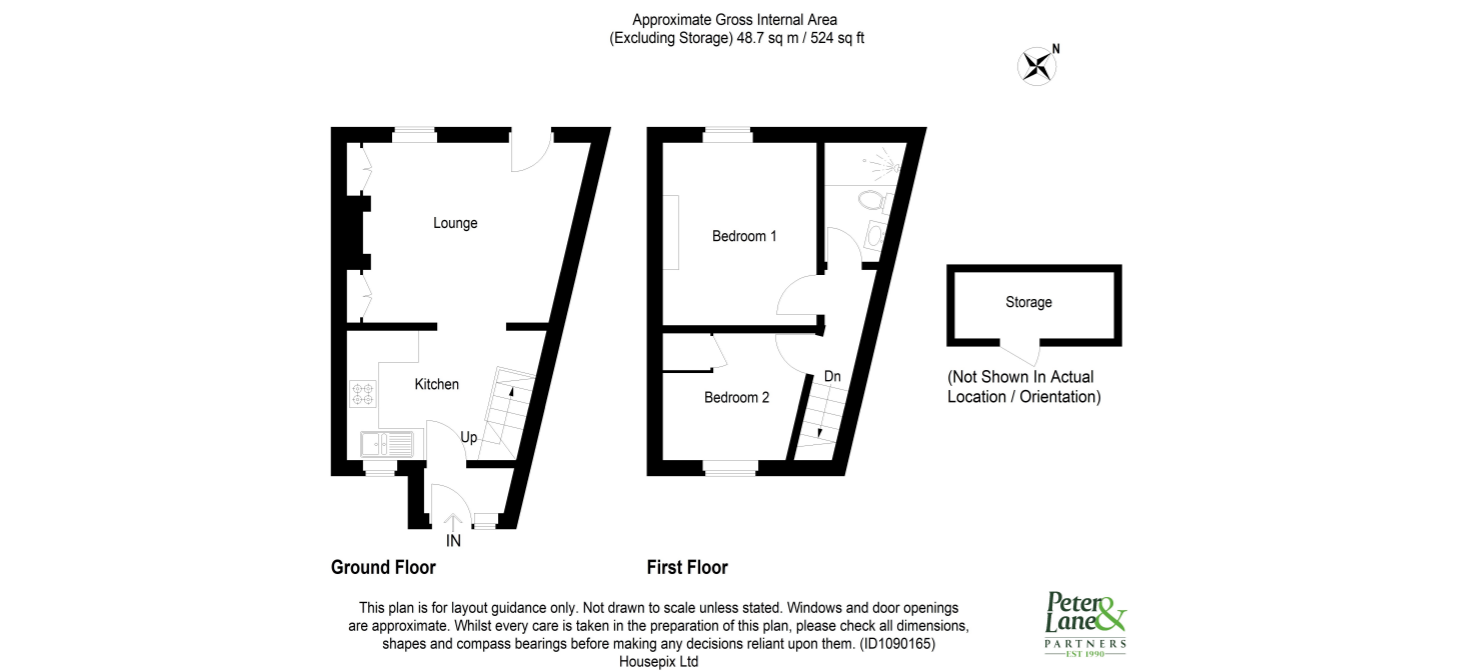
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