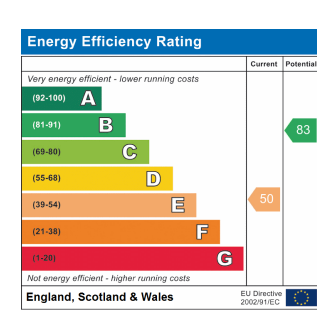




16 Olivia Road, Brampton PE28 4RP

Guide Price £239,995

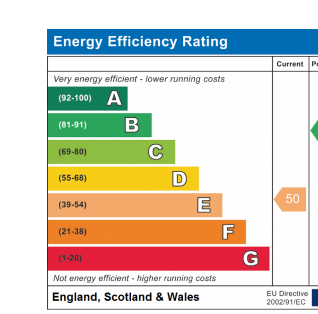
- Well Proportioned Mid Terrace Home
- Three Bedrooms
- Sitting Room And Dining Area
- 75' Rear Garden
- Brick Built Outbuilding
- Offers Vast Improvement Potential
- Popular Village Location
- Close To Local Amenities And Schooling



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Fan Light UPVC Stained Glass Front Door To

Entrance Hall

11' 10" x 5' 7" (3.61m x 1.70m)

Stairs to first floor, under stairs storage cupboard, Economy 7 storage heater, coving to ceiling.

Sitting Room

12' 6" x 11' 10" (3.81m x 3.61m)

UPVC window to front aspect, TV point, telephone point, central York stone fire place with display sill and hearth, coving to ceiling, open access to

Dining Area

9' 10" x 9' 2" (3.00m x 2.79m)

UPVC window to rear aspect, cupboard storage, Economy 7 storage heater, coving to ceiling.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)

Fitted in a range of base and wall mounted units with work surfaces, single drainer stainless steel sink unit, UPVC door and window to rear aspect, under stairs cupboard, appliance spaces, drawer units, vinyl floor covering.

First Floor Landing

Access to loft space, coving to ceiling, shelved storage cupboard.

Cloakroom

Fitted with low level WC, tiled surrounds, UPVC window to rear aspect, coving to ceiling.

Family Bathroom

5' 3" x 4' 11" (1.60m x 1.50m)

Fitted in a two piece suite comprising pedestal wash hand basin with tiling, panel bath with independent shower unit fitted over, UPVC window to rear aspect, electric wall heater, chrome heated towel rail, coving to ceiling.

Bedroom 1

12' 2" x 11' 10" (3.71m x 3.61m)

UPVC window to front aspect, telephone point, coving to ceiling.

Bedroom 2

10' 2" x 8' 10" (3.10m x 2.69m)

UPVC window to rear aspect, wardrobe recess, over bed bridging units, airing cupboard housing hot water cylinder and shelving.

Bedroom 3

8' 6" x 8' 6" (2.59m x 2.59m)

UPVC window to front aspect, coving to ceiling, cupboard storage, boxed stairwell, coving to ceiling.

Outside

The front garden is enclosed by mature hedging and picket fencing, primarily lawned with prepared borders and measures approximately 32' 10" x 23' 0" (10.01m x 7.01m) with on street parking to the front. To the rear is a brick built barn/outbuilding measuring 10' 6" x 4' 11" (3.20m x 1.50m). The rear garden measures approximately 75' 6" x 23' 0" (23.01m x 7.01m) and is primarily lawned with ornamental shrubs, vegetable preparation area, green house and garden shed. The garden is enclosed by mature boundaries and is heavily screened offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - B

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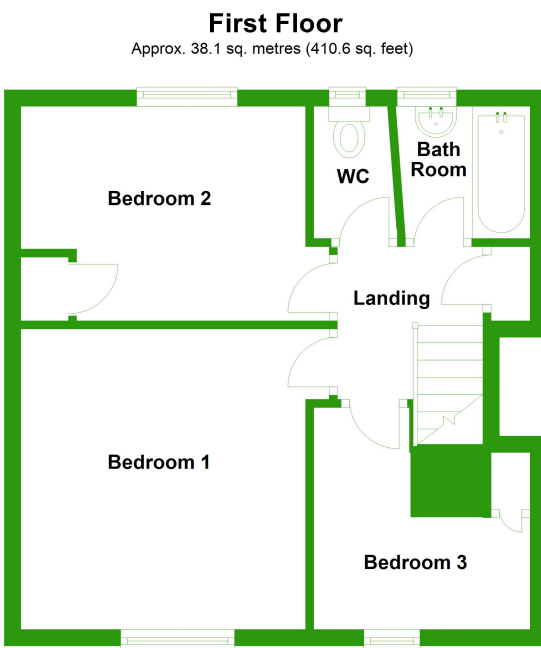
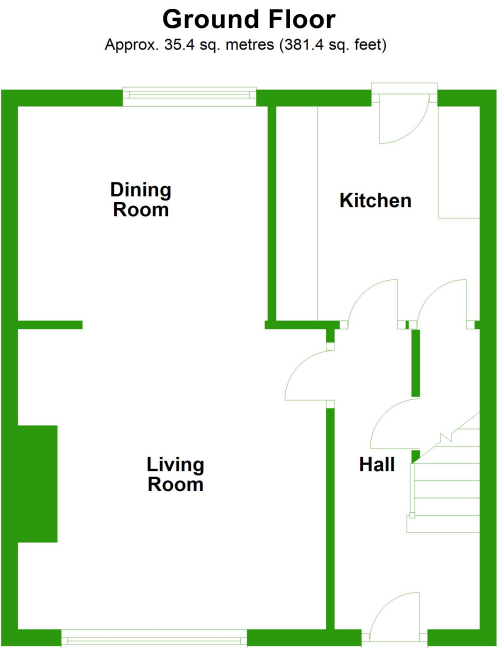
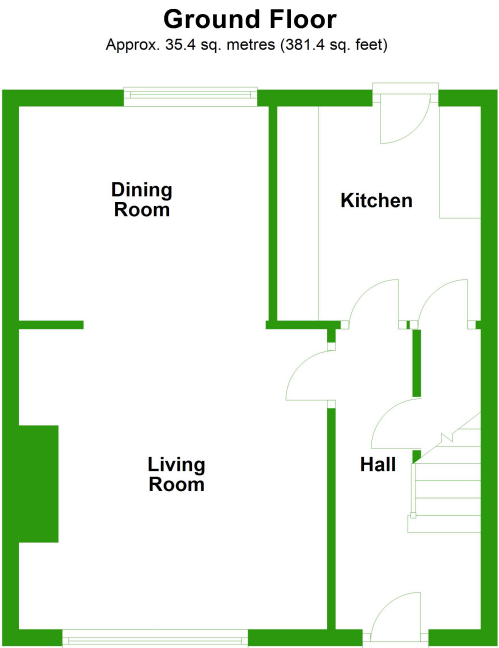
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Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
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