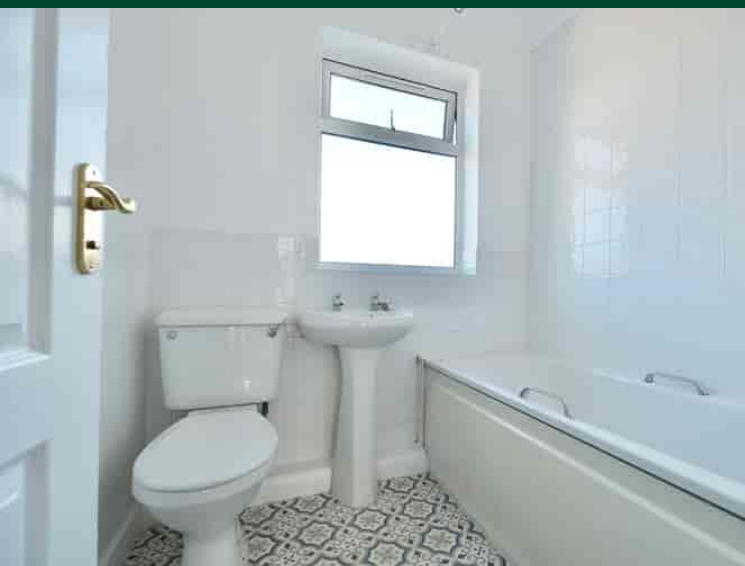




Jubilee Close, Bampton PE28 4QB

Guide Price £295,000



- Established Family Home
- Three Bedrooms
- Re-Decorated And Re-Carpeted
- Enclosed Rear Garden
- Private Parking Provision
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	98	98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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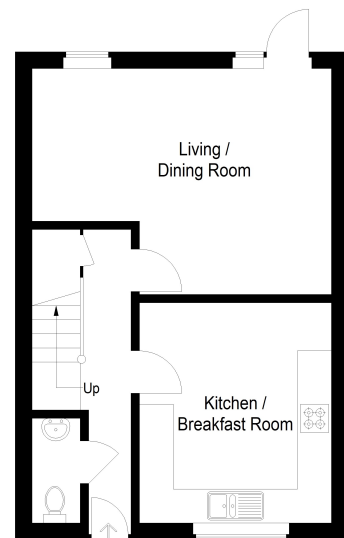
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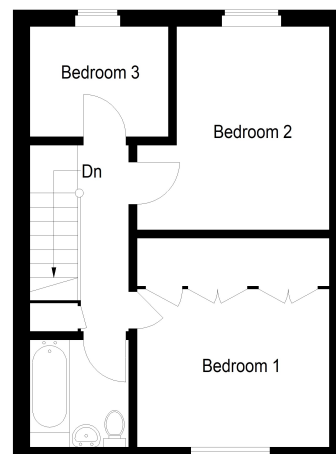
huntingdon@peterlane.co.uk



Approximate Gross Internal Area  
82.5 sq m / 888 sq ft



Ground Floor



First Floor

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. (ID1270883)  
Housepix Ltd



## UPVC Double Glazed Door To

### Entrance Hall

Stairs to first floor, double panel radiator, understairs storage cupboard, coving to ceiling, central heating thermostat.

### Sitting Room

17' 5" x 13' 1" (5.31m x 3.99m)

UPVC window and glazed door to garden terrace, double panel radiator, TV point, telephone point, coving to ceiling.

### Kitchen/Breakfast Room

12' 8" x 10' 7" (3.86m x 3.23m)

Double panel radiator, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, larder unit, integral electric oven and gas hob with bridging unit and extractor fitted above, fixed display shelving, LVT flooring, UPVC window to front aspect.

### Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, decorative floor tiling, fuse box and master switch, extractor, coving to ceiling, double panel radiator.

### First Floor Galleried Landing

Access to insulated loft space, coving to ceiling.

### Bedroom 1

11' 1" x 9' 2" (3.38m x 2.79m)

Extensive range of bedroom furniture incorporating overbed bridge units, two integral double wardrobes and single wardrobe, UPVC window to front aspect, coving to ceiling.

### Bedroom 2

11' 10" x 11' 2" (3.61m x 3.40m)

Double panel radiator, UPVC window to rear aspect, coving to ceiling, shelved over stairs linen storage cupboard.

### Bedroom 3

8' 2" x 6' 6" (2.49m x 1.98m)

Double panel radiator, UPVC window to garden aspect, coving to ceiling

### Family Bathroom

Fitted in a three piece range of white sanitary ware comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, extensive tiling, vinyl floor covering, double panel radiator, shaver light point, coving to ceiling.

### Outside

The rear garden has a paved terrace and is enclosed by a combination of panel fencing with gated access to the side, outside lighting.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

There is Management Charge payable - TBC  
Council Tax Band - C

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