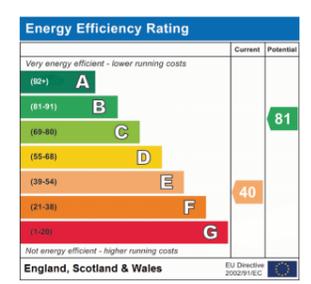




Brampton Road, Huntingdon PE29 3TR

£150,000

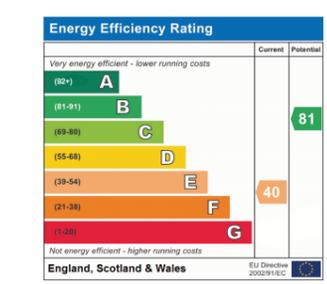
- Detached Bungalow
- No Forward Chain
- Over 55's Development
- Two Bedrooms
- 24 Hour Call Service And Communal Lounge
- Residence And Visitors Parking
- Convenient Access To The Town Centre And Train Station
- Lease: 125 Years From 1987
- Service Charge: PA £2972.70 Ground Rent: £264.72
- Part PB And Part Conversion Of Listed Building



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## Timber Glazed Door To

### Entrance Hall

Access to loft space, high level storage cupboard, emergency pull cord, storage heater, shelved storage cupboard housing consumer unit and electric meter, airing cupboard with water tank and shelving.

### Living Room

12' 10" x 11' 7" (3.91m x 3.53m)

A dual aspect room with double glazed windows to front and side elevations, coving to ceiling, two ceiling fan lights, two wall light points, storage heater.

### Kitchen

11' 7" x 6' 9" (3.53m x 2.06m)

Double glazed window to side aspect, UPVC double glazed door to rear, fitted in a range of base and wall mounted units with complementing work surface and tiling, drawer units, one and a half bowl single drainer sink unit with mixer tap, electric hob with cooker hood over, emergency pull cord.

### Bedroom 1

12' 3" x 10' 5" (3.73m x 3.17m)

Double glazed window to front aspect, wall light point, emergency pull cord, wall mounted electric heater.

## Bedroom 2

13' 8" x 6' 5" (4.17m x 1.96m)

Double glazed window to side aspect, wall light points, storage heater, emergency pull cord.

### Family Shower Room

8' 7" x 5' 10" (2.62m x 1.78m)

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, emergency pull cord, electric heater.

### Outside

The property is set in well kept communal grounds and gardens with visitors parking and residence parking subject to availability.

### Tenure

Leasehold

Ground Rent - £264.72 per annum

Maintenance Charge - £2,972.20 per annum

Council Tax Band - C

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Approximate Gross Internal Area  
53.3 sq m / 574 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are 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. (ID1061192)

Housepix Ltd

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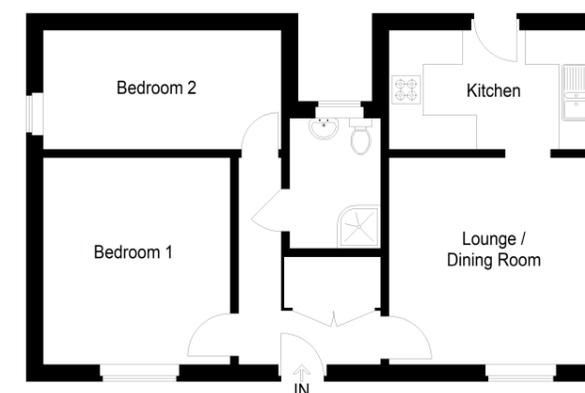
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