

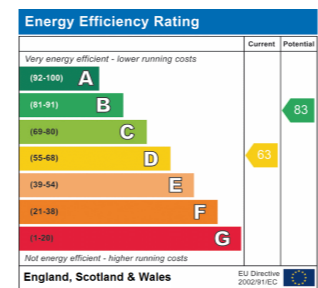


Pages Way, Brampton PE28 4UR

£280,000



- Extended Semi Detached Home
- Two Double Bedrooms
- Re-Fitted Family Bathroom
- Sitting Room, Dining Room And Kitchen
- Front, Side and Rear Gardens
- Single Garaging With Electric Up And Over Door
- Desirable Village Location
- Hinchingsbrooke School Catchment



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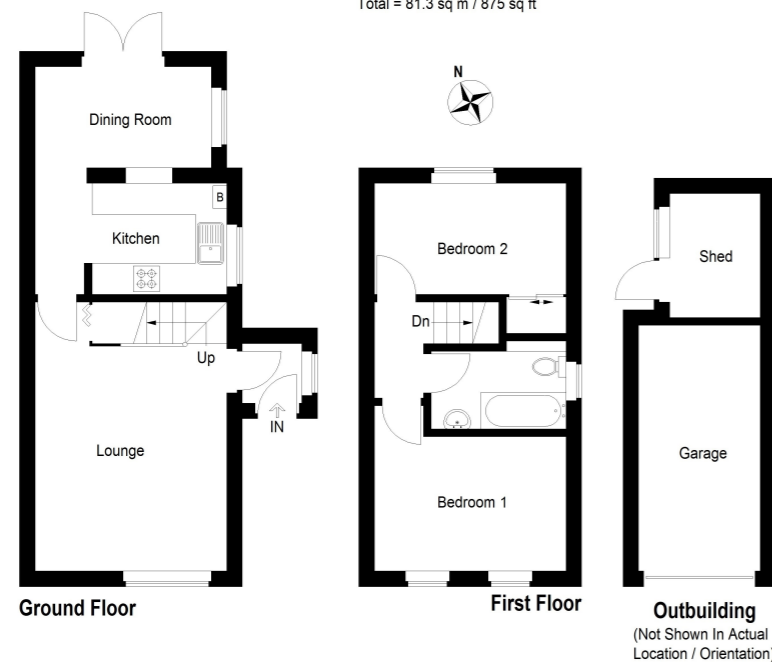
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Approximate Gross Internal Area = 65.3 sq m / 703 sq ft
Outbuilding = 16.0 sq m / 172 sq ft
Total = 81.3 sq m / 875 sq ft



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. (ID986108)
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New UPVC Double Glazed Front Door To

Entrance Hall

UPVC window to the side, laminate flooring, internal door to

Lounge

17' 1" x 12' 2" (5.21m x 3.71m)

UPVC window to the front, stairs to first floor, central fire place with display sill and hearth and inset gas fire, understairs storage cupboard, TV point, telephone point, coving to ceiling, laminate flooring.

Kitchen

11' 10" x 6' 11" (3.61m x 2.11m)

Fully fitted in a range of base and wall mounted cupboard units with complementing work surfaces and tiled surrounds, gas cooker point with extractor above, space for fridge freezer, single drainer one and a half bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, laminate flooring, arch internal access to

Dining Room

10' 10" x 7' 7" (3.30m x 2.31m)

French doors to the rear and UPVC window to the side, radiator, coving to ceiling, laminate flooring.

First Floor Landing

Access to insulated loft space.

Bedroom 1

12' 0" x 8' 6" (3.66m x 2.59m)

Two UPVC windows to the front, coving to ceiling.

Bedroom 2

12' 1" x 7' 1" (3.68m x 2.16m)

UPVC window to the rear, fitted over stairs cupboard.

Family Bathroom

8' 10" x 4' 7" (2.69m x 1.40m)

Beautifully re-fitted in a contemporary three piece, white suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, heated towel rail, Panel bath and folding shower screen with independent multi head shower fitted above, Composite flooring.

Outside

The front garden is lawned with mixed borders and positioned on a corner plot, single garage positioned to the side with electrically operated single up and over door, power and lighting and eaves storage space. UPVC private door to side aspect. Parking for one car. Gated access extends to the side and rear garden with a timber decked terrace/ seating area, shaped lawns and prepared beds and timber shed/workshop measuring 11'4" x 8'6" with lighting. The side garden is paved with some gravelled beds and is enclosed by a combination of fencing and brick walling.

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

Council Tax Band - B



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