

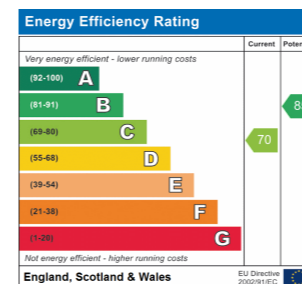


Chestnut Close, Brampton PE28 4TP

£329,995



- Semi Detached Property
- Three Bedrooms
- Cloakroom And En Suite Wet Room
- Garage And Off Road Parking
- In Need Of Modernisation
- Walking Distance Of Village Amenities
- Extremely Popular Location
- No Forward Chain And Vacant Possession



Peter Lane & PARTNERS
EST 1990

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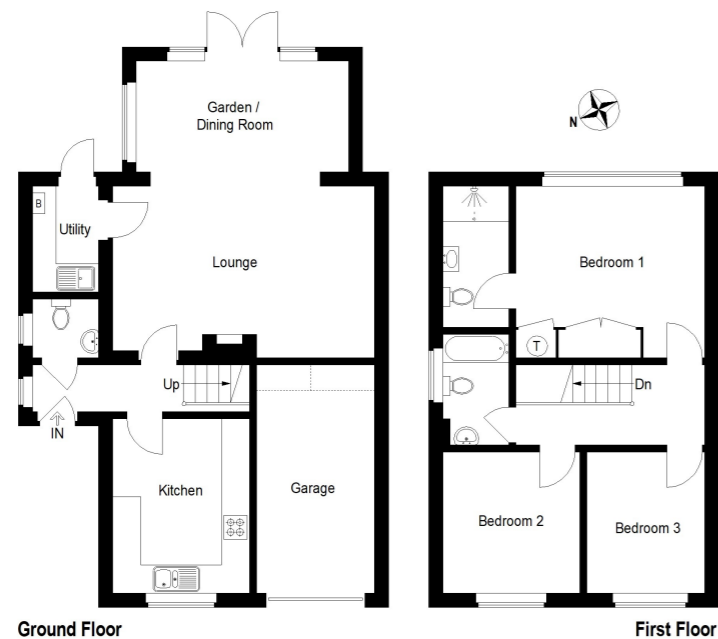
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Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft
Garage = 12.3 sq m / 132 sq ft
Total = 115.8 sq m / 1246 sq ft



Ground Floor

First Floor

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. (ID965746)
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Composite Double Glazed Door To

Entrance Hall

Double glazed window to side, radiator, stairs to first floor, coving to ceiling, parquet flooring.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator.

Living Room

17' 9" x 9' 10" (5.41m x 3.00m)

Three wall light points, two radiators, central feature fire place, opening to

Sitting Area

15' 9" x 7' 7" (4.80m x 2.31m)

A double aspect room with double glazed windows to side and two double glazed windows to rear, double glazed French doors to patio, two radiators.

Utility Room

5' 3" x 3' 11" (1.60m x 1.19m)

UPVC double glazed door to rear aspect, shelving, complementing work surfaces, space and plumbing for washing machine, single drainer sink unit, wall mounted central heating boiler, tiled flooring.

Kitchen/Dining Room

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiling, stainless steel single drainer sink unit, space and plumbing for dishwasher, spaces for fridge, freezer, tumble dryer and cooker, radiator, timber panel work to ceiling, directional down lighters.

First Floor Landing

Access to loft space.

Bedroom 1

12' 10" x 9' 2" (3.91m x 2.79m)

Double glazed window to rear aspect, radiator, double built in wardrobe with hanging and shelving, airing cupboard housing hot water cylinder.

En Suite Wet Room

8' 10" x 4' 3" (2.69m x 1.30m)

Fitted in a three piece suite comprising low level WC, wash hand basin, wall mounted shower unit, wall mounted electric heater.

Bedroom 2

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window to front aspect, radiator.

Bedroom 3

9' 6" x 7' 10" (2.90m x 2.39m)

Double glazed window to front, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower over, complementing tiling, radiator.

Outside

To the front of the property there is a block paved driveway providing off road parking for two to three vehicles leading to the **Single Garage** measuring 15' 9" x 8' 2" (4.80m x 2.49m) with up and over door, power, lighting and housing meters and fuse board. Gated access leads to the covered side area which opens to the southerly facing rear garden with separate seating areas, mature shrubs and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - C

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