





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	51
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



6 The Green, Brampton,  
 Huntingdon, Cambridgeshire. PE28 4RG

Asking Price  
 £229,995

**IMPORTANT NOTICE:** These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation.

Overlooking the village green this 19th century cottage retains many original features. It offers three bedrooms, a kitchen/dining room with Rayburn, a sitting room with fireplace and a rear garden nearly 100' long. There is permission to create off road parking to the front and there is no forward chain.

### Full details.

A double glazed door with stained glass panel leads into the porch and then into the sitting room.

#### Sitting Room - 12' 11 (max) x 11' 9 (3.94m x 3.58m)

Double glazed window to the front, radiator, Living Flame coal effect gas fire with brick hearth, wrought iron surround and decorative tiles with mantle over. There is an under stairs storage cupboard and coving to ceiling.

#### Kitchen/Dining Room - 15' 10 x 9' 11 (4.83m x 3.02m)

Fitted in a range of base, drawer and wall mounted units with worktops and tiled surrounds, Belfast sink unit with mixer tap and drainer, plumbing for washing machine, space for freezer, integrated fridge, gas fired double oven Rayburn with twin hob, glass fronted display cabinets, display shelving, wine rack, radiator, wall mounted gas central heating boiler, quarry tiled floor and double glazed windows to side and rear overlooking the patio and rear garden. Door leading through to the rear lobby.

#### Rear Lobby

Stairs leading up to first floor, radiator, double glazed window to side, door to rear garden and quarry tiled floor.

#### Family Bathroom

Fitted with a white suite comprising WC, wash hand basin, bath with independent shower unit over, wall tiling, radiator, shaver point, double glazed windows to front and side and vinyl floor covering.

**First Floor Landing** - Double glazed window to side, radiator and access to the loft space.

#### Bedroom 1 - 11' 10 x 10' 1 (3.61m x 3.07m)

A double glazed window to front, radiator, fireplace with brick surround, quarry tiled hearth and wrought iron grate, original stripped floor boards.

#### Bedroom 2 - 10' 2 x 8' 7 (3.10m x 2.62m)

Double glazed window to rear and radiator

#### Bedroom 3 - 6' 10 x 5' 9 (2.08m x 1.75m)

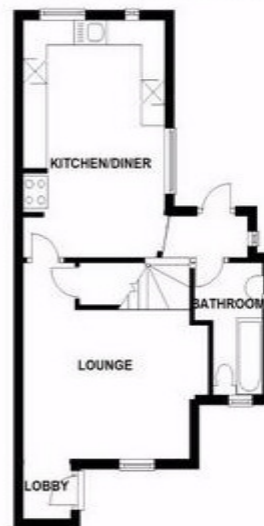
Double glazed window to side, radiator and stripped floor boards.

#### Outside

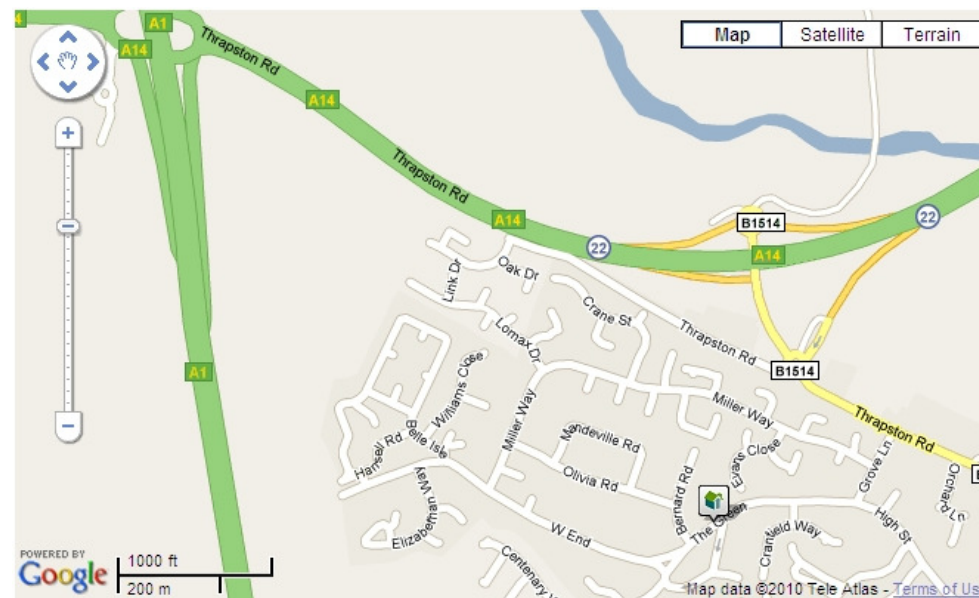
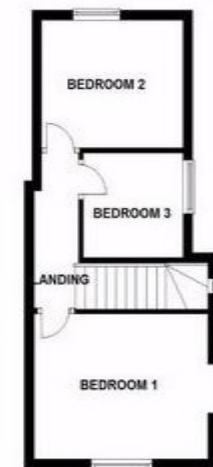
The front garden is set behind a picket fence and is mainly laid to lawn with a variety of shrubs, plants and mature trees. There is a bin store and a timber shed. There is a dropped curb and planning permission to create a drive to the front of the property and off road parking.

Gated access to the side of the cottage leads to a paved patio area and into the rear garden. The rear garden measures approx. 100' x 25'. An original brick wall runs the length of the garden on one side and at the bottom with timber panel fencing to the other side. The garden is mainly laid to lawn with shrub and flower borders with pear, plum and apple fruit trees and a dog run enclosed by low level picket fencing.

**GROUND FLOOR**  
APPROX. 35.2 SQ. METRES (378.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 28.8 SQ. METRES (310.1 SQ. FEET)



#### Nearest station:

🚉 (1.7 miles) Huntingdon