



92 High Street, Brampton,  
Huntingdon, Cambridgeshire. PE28 4RA

Asking Price  
£230,000

Set back from Brampton High Street this terraced home offers a porch, an open plan lounge/dining room, a kitchen, three bedrooms and a bathroom. The front garden is walled with gated access to the High Street, the back garden has gated access to a garage and the parking. For sale with no chain.

### Full property description

The front door leads into a porch with door into the lounge/dining room.

Lounge/Dining Room - 7.29m x 4.17m (23'11 x 13'8) max.

L-shaped room with two windows to the front, a radiator, a fireplace with electric fire, a spiral staircase and a dining area with a further radiator, French doors to the garden, a storage cupboard and a door to the kitchen.

Kitchen - 3.21m x 1.88m (10'6 x 6'2)

Range of base, wall & drawer units with sink & drainer, an oven, grill & hob, plumbing for a washing machine and a dishwasher, space for a fridge/freezer and a window to the rear overlooking the garden.

Landing

Doors to the bedrooms & bathroom and access to the loft.

Bedroom One - 4.17m x 2.41m (13'8 x 10'11)

Window to the front and a radiator.

Bedroom Two - 2.72m x 2.08m (8'11 x 6'10)

Window to the rear and a radiator.

Bedroom Three - 2.72m x 2.08m (8'11 x 6'10) max.

Window to the rear and a radiator.

Bathroom

Bath with shower over, wash hand basin, WC and extractor fan.

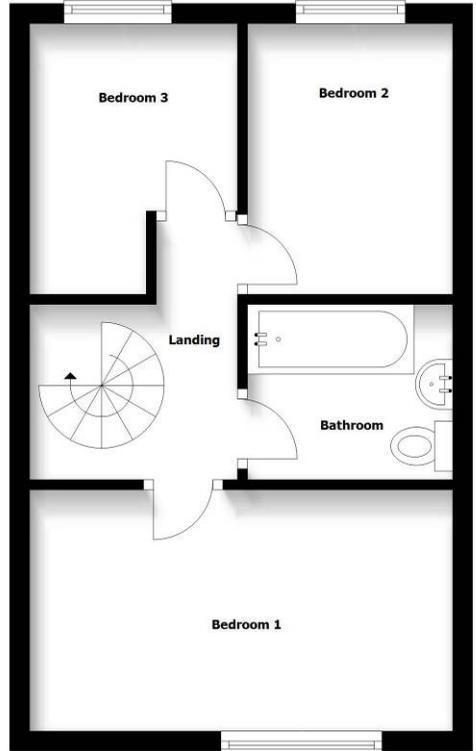
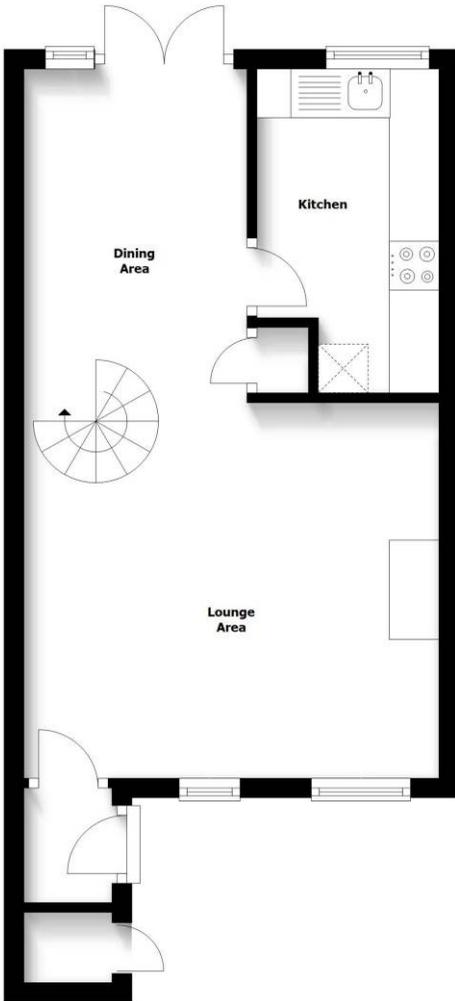
Outside

Gated access from the High Street near the village sign give access to the walled front garden with mature pollarded lime trees. To the rear of the property is an enclosed back garden mainly lawned with flower & shrub borders. A gate at the bottom of the garden leads to a garage and parking.

Agents Notes

This house has gas central heating, is fully double glazed and is offered for sale with no forward chain.

# Floor Plans



## Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register [www.epcregister.com](http://www.epcregister.com)



**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 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 a true representation.