



3 Brampton Court

Stanground PE2 8QN

Offers in the region of £255,000



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Located in the popular location of Stanground, Peterborough, we are pleased to offer this 3 three bedroom, detached, family home, benefiting from a garage/workshop at the rear of the home. Situated close to schools, local amenities & having good links into the city. This would make an ideal family home or buy to let property.

Entering the property, you'll be greeted by a entrance hall with staircase to the first floor. Off the hallway you'll find a generous sized living area, with views over the park. The property has a good sized kitchen area with fitted units & a built in storage cupboard. Passing through the kitchen you will notice a utility room which leads onto the downstairs WC. At the rear of the property leading directly from the kitchen, you'll find the conservatory which is an opened planned space connected to the kitchen. Upstairs, you have three bedrooms off the landing, with bedroom one being a generous sized master with a built in storage cupboard. The further two bedrooms consist of a good sized double & a single, both overlooking the park. finishing off upstairs you'll find a family bathroom.

To the front of the property you have a small fronted garden over looking Lawson Avenue playing fields. To the rear you have a good sized paved low maintenance enclosed garden. Connected directly to the end of the garden you'll find a garage/workshop with direct access of the garden area.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Living Room:

17'10" x 11'10" (5.45m x 3.62m)

Kitchen:

17'10" x 9'2" (max) (5.45m x 2.80m (max))

Conservatory:

16'4" (max) x 14'2" (max) (5.00m (max) x 4.32m (max))



Utility Room:

5'10" (max) x 6'10" (max) (1.80m (max) x 2.09m (max))

WC:

Landing:

Bedroom One:

9'7" (max) x 17'10" (max) (2.93m (max) x 5.45m (max))

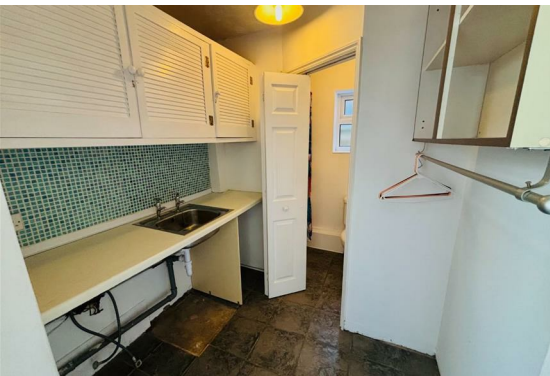
Bedroom Two:

12'2" (max) x 13'8" (max) (3.72m (max) x 4.19m (max))

Bedroom Three:

7'11" x 8'10" (2.43m x 2.70m)

Bathroom:



Floor Plan



Viewing

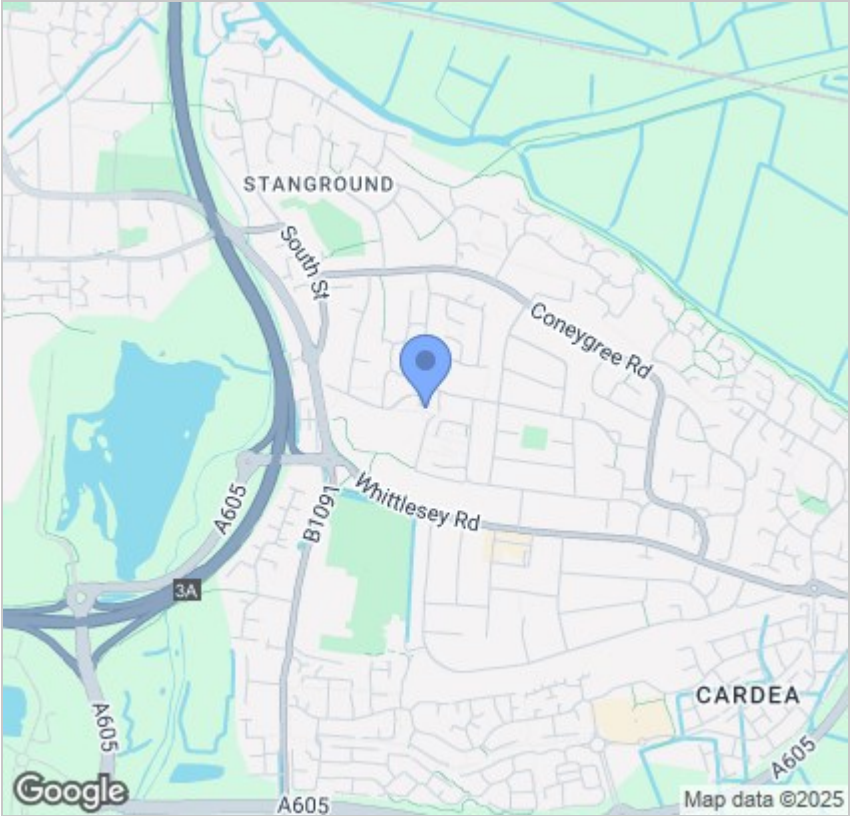
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

