



Brampton Court, Peterborough PE2 8QN

welcome to

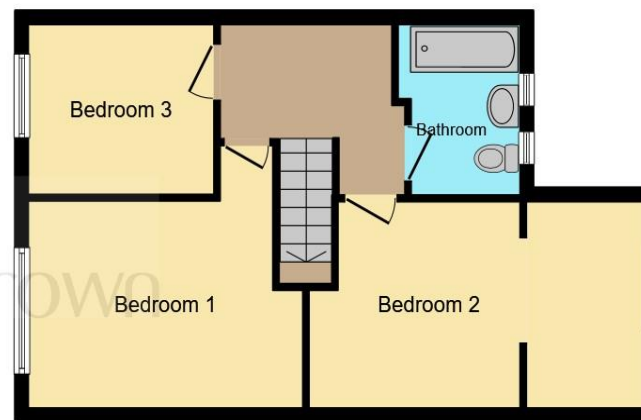
Brampton Court, Peterborough

With Scenic view of the large field in front of the house (good for dog walking & exercising). There's also local cycle/walk paths that lead to Morrisons, Cardea, Yaxley and along the Stanground river canal, the local Community Social Club (George Alcock Centre), Stanground Academy, Doctors, Dentists and local to Express Tesco and Papa Johns Pizza. This DETACHED FAMILY HOME is being sold with NO CHAIN and comprises ENTRANCE HALL, SHOWER ROOM, KITCHEN, LOUNGE & CONSERVATORY/FAMILY ROOM. The first floor and landing leads to THREE BEDROOMS & FAMILY BATHROOM. Outside is an enclosed rear garden, OUTBUILDING, DRIVEWAY providing off road parking for two cars and GARAGE/WORKSHOP. Located in Stanground. The property is short drive into the City Centre and Train Station and there are good local bus routes into and out of the City Centre. Viewings highly recommended to appreciate what this property has to offer.





Ground Floor



First Floor

Entrance Hall

Lounge

17' 10" x 11' 10" (5.44m x 3.61m)

Kitchen

17' 10" x 9' 3" (5.44m x 2.82m)

Conservatory / Family Room

17' 4" x 14' 8" (5.28m x 4.47m)

Utility

6' 8" x 6' 1" (2.03m x 1.85m)

Shower Room

First Floor And Landing

Bedroom One

13' 8" x 12' 2" (4.17m x 3.71m)

Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)

Family Bathroom

8' x 6' 1" (2.44m x 1.85m)

Agents Note

The vendor has informed us that the boiler was replaced 18 months ago (serviced).

New electrical Unit, Two gas showers, one electric shower, wall insulation

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO BATHROOMS
- CONSERVATORY/FAMILY ROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121432



Property Ref:
PCG121432 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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