



Moatside,
Brampton,
CA8 1UN

£60,000



Located in the heart of Brampton is the situation of this deceptively spacious Maisonette, boasting a fantastic opportunity for a buyer to modernise and refurbish the property - Contact Hunters to arrange your viewing today!

The accommodation, which is located on the first and second floors, briefly comprises hallway, living room, dining room, kitchen to the first floor and a landing, three double bedrooms and a bathroom on the second floor. Externally the property has a balcony overlooking the courtyard. With the benefit of double glazing. EPC - tbc and Council Tax Band - A.

Conveniently located within the market town of Brampton, tucked away moments away from the town centre. The market town boasts many amenities including convenience stores, doctors surgery, shops, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway being within 15 minutes drive. Hadrian's Wall, Brampton Golf Club and Talkin Tarn are all within a short drive, with the Lake District National Park being within 45 minutes drive.



Ground Floor

Communal Entrance

First Floor

Private Entrance Hall

Approached through double glazed door.

Dining Room 10'2" x 8'10"

Rear facing reception room with window to the rear elevation.

Living Room 21'10" x 9'6"

Dual aspect reception room incorporating two windows. one to the front and rear elevation.

Kitchen 13'7" x 12'7"

L - shaped kitchen with fitted base and wall units with worksurface over, two storage areas, sink unit, gas hob, electric oven, two windows and understair storage area.

Second Floor

Bedroom 12'2" x 11'1"

Rear facing bedroom with two windows and built in wardrobes.

Bedroom 11'5" x 7'6"

Rear facing bedroom with window to the rear elevation, storage cupboard and airing cupboard.

Bedroom 11' x 10'5"

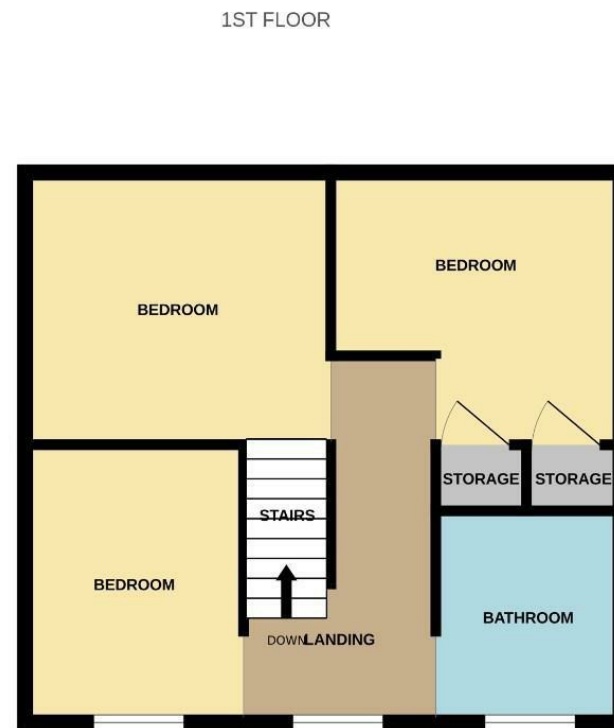
Front facing bedroom with window to the front elevation and panel heater.

Bathroom 7'10" x 6'3"

Incorporating panelled bath, pedestal wash hand basin, Wc and window.

Leasehold Title of 125 years from 3rd May 1983 with £10 ground rent.

Tenure: Freehold
Council Tax Band: A



- Modernisation Required
- Deceptively Spacious Maisonette
- Accommodation over Two Floors
- Entrance Hallway with Balcony
- Dining Room, Kitchen
- Dual Aspect Living Room
- Three Double Bedrooms
- Bathroom, Double Glazing
- Energy Rating - TBC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
	EU Directive 2002/91/EC	

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.