



Low Cross Street, Brampton, CA8 1NP

Double Front End Link House | In the heart of Brampton | 2 Double Bedrooms, F/flr Bathroom | 2 Reception Room,

Kitchen, Utility, Glr Shower Rm | D/G, C/H, Courtyard Garden | Energy Rating

Offers Over: £110,000

HUNTERS®
HERE TO GET *you* THERE

Low Cross Street, Brampton, CA8 1NP

A fantastic opportunity to purchase a generously proportioned, double fronted, period house in the heart of the desirable market town of Brampton - perfect for a variety of buyer - you can move in and make the property your own!

The spacious accommodation comprises of entrance vestibule, living room, dining room, kitchen, utility room, shower room, 2 double bedrooms with first floor bathroom. The property is benefiting from central heating, double glazing and enclosed courtyard garden to the rear, with parking to the side. A viewing is imperative to appreciate this lovely property, situation and location.

LOCATION

DIRECTIONS

ENTRANCE VESTIBULE

Approached through double glazed door.

LIVING ROOM

*5.05m (16' 7") x 3.96m (13' 0")*10

Front facing reception room with window, radiator and recess shelving with cupboard below.

DINING ROOM

4.27m (14' 0") x 3.63m (11' 11")

Front facing reception room with window, radiator and electric feature fire place.

KITCHEN

3.76m (12' 4") x 3.66m (12' 0")

Incorporating fitted base and wall units with complimentary worksurface over, 4 ring hob with electric oven below, sink unit, radiator, under stair storage cupboard and window.

UTILITY ROOM

3.12m (10' 3") x 1.78m (5' 10")

Incorporating plumbing for a washing machine with worksurface over, window and double glazed door into the courtyard garden.

SHOWER ROOM AND WC

Incorporating mains shower cubicle, access into cloak area with WC, wash hand basin and window.

LANDING

With radiator and window

BEDROOM 1

4.32m (14' 2") x 4.19m (13' 9")

Front facing bedroom with window and radiator.

BEDROOM 2

3.94m (12' 11") x 3.10m (10' 2")

Front facing bedroom with window and radiator.

BATHROOM

3.84m (12' 7") x 1.52m (5' 0")

Incorporating 3 piece suite comprising of panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

OUTSIDE

The property boasts an enclosed courtyard garden perfect for alfresco dining with parking space to the side.

OPENING HOURS

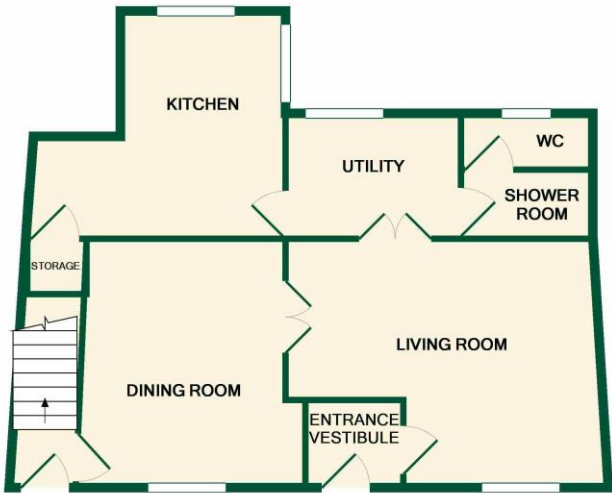
Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

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.

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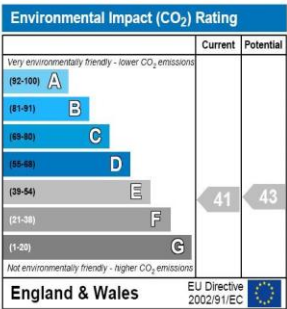
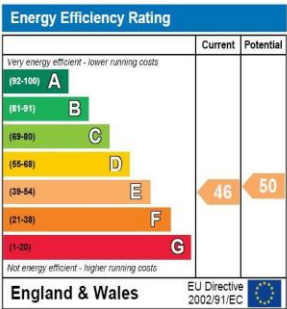


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.

