



## Greencroft, , Brampton, CA8 1AX

- Two Bedroom Semi-Detached Bungalow
- Two Double Bedrooms
- Living Room
- Good Sized Rear Garden
- Block Paved Driveway to the Front
- No Onward Chain
- Kitchen
- Shower Room
- Detached Garage
- Council Tax Band B

**Guide Price £200,000**



# Greencroft, , Brampton, CA8 1AX

## DESCRIPTION

A two-bedroom semi detached bungalow located at the head of a cul-de-sac on a quiet residential street in Brampton. Highlights include the good sized rear garden with an elevated view, and the generous block paved driveway and garage.

The accommodation comprises of an entrance hall, a living room, kitchen, shower room, and two double bedrooms. Heating is by electric storage heaters and there is a gas fired boiler for hot water and cooking. The house is double glazed throughout and whilst ready for modernising, the building itself is in good sound condition having been well cared for over the years.

For those with green thumbs, there is a good sized rear garden which is mostly laid to lawn, with a hedge perimeter to the rear and fence panels to the neighbouring bungalows.

The garage has an up and over metal door with light and power and there is space for parking multiple cars on the block paved driveway to the front. Available with out an onward chain.

The property is just a short 1.5-mile drive from Brampton's bustling town centre, where you will find a range of shops, cafes, restaurants, and local services. The historic market town offers a warm and welcoming atmosphere, with easy access to Carlisle (approximately 12 miles away), making Greencroft an ideal location for those seeking a blend of tranquillity and convenience. The nearest bus stop is just a 5-minute walk from the property, and in Brampton you will find a GP surgery.







Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
745 ft<sup>2</sup>  
69.2 m<sup>2</sup>

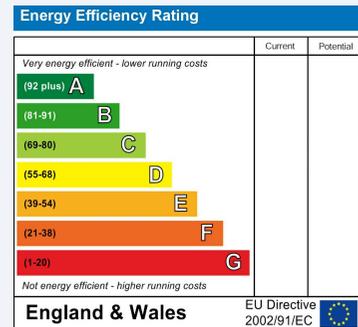
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

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



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.

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### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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