Vicinity Homes

ESTATE AGENTS & VALUERS

VH

Wellesley Station Road, Brampton, CA8 1EX

Offers in the region of £340,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, three bedroom detached bungalow situated on a sought after street within Brampton. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access on the A69 towards Carlisle and Newcastle. The extended accommodation briefly comprises of an entrance vestibule, hallway, modern breakfast kitchen with a range of integrated appliances, rear porch/utility room, lounge with patio doors, sitting room, three bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking for five/six vehicles and a generous sized garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer.

Directions

Upon entering Brampton, proceed straight through the town and turn right onto Station Road. Continue on this road, the property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front.

Hallway

Incorporating a radiator, built in storage cupboard and loft access with a pull down ladder.

Breakfast Kitchen 15'5" max x 9'7" (4.707m max x 2.941m)

Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven, integrated microwave, integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher and sink unit with mixer tap. Double glazed window to rear, radiator and inset ceiling lights.

Utility Room/Rear Porch 16'6" x 4'7" (5.048m x 1.420m)

Incorporating a door to rear, double glazed window to side, two double glazed windows to rear, plumbing for a washing machine, door to rear and wash hand basin set to a vanity unit.

Lounge 19'6" max x 11'4" (5.959m max x 3.457m)

Incorporating double glazed patio doors to rear and a radiator.

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Sitting Room 15'0" x 11'8" (4.578m x 3.574m)

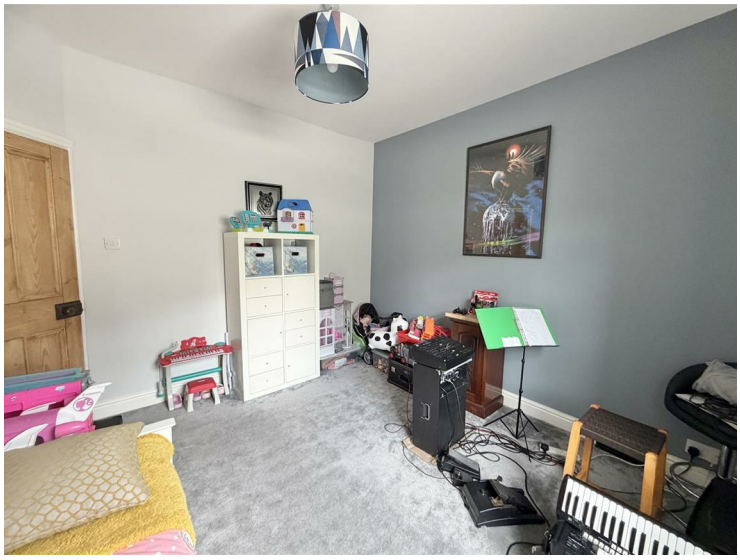
Incorporating a double glazed window to front, double glazed window to side, radiator and coving to the ceiling.

Bedroom One 12'5" x 11'8" (3.800m x 3.567m)

A double bedroom incorporating a double glazed window to rear, radiator, built in storage cupboard and coving to the ceiling.

Bedroom Two 11'3" x 11'5" (3.452m x 3.503m)

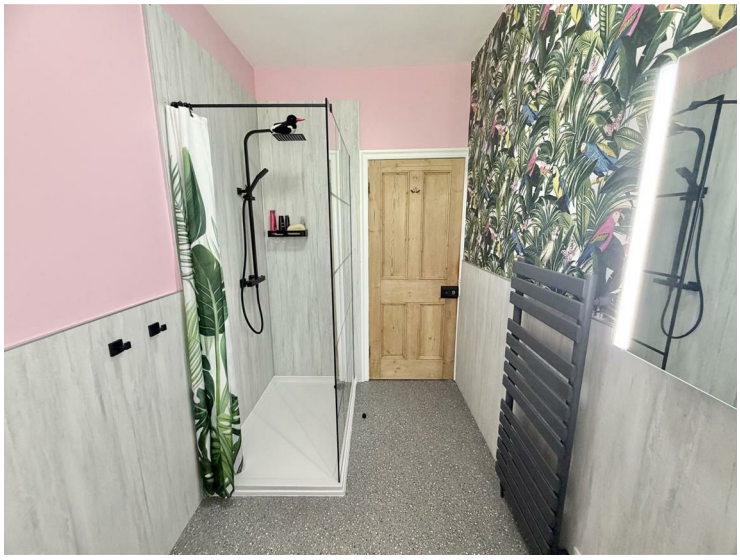
A double bedroom incorporating a double glazed window to front and a radiator.



Bedroom Three 11'10" x 8'0" (3.619m x 2.463m)

Incorporating a double glazed window to front, radiator and fitted wardrobe/storage. This room is currently being used as a dressing room.

Shower Room 9'8" x 5'9" (2.970m x 1.758m)

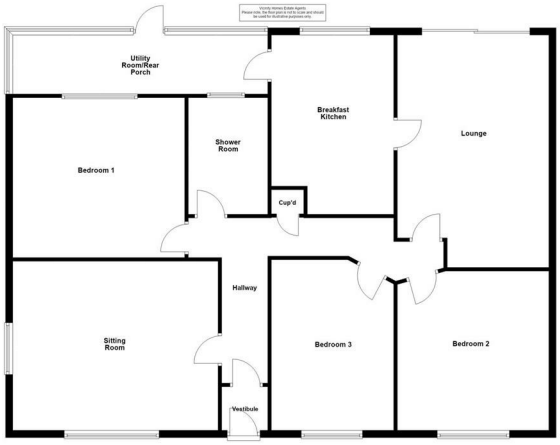


Incorporating a modern three piece suite comprising of a double walk in shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash boards and extractor fan.

Outside

The property is approached by ample block paved on site parking for approximately five/six vehicles leading to the side of the bungalow where there is a hardstanding area and shillied area providing further parking. To the rear of the property there is a generous sized garden with lawn area, patio seating area, raised flower & shrub beds, decked seating area, outside tap and outside power points.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

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EPC Band F
https://find-energy-certificate.service.gov.uk/energy-certificate/2508-3082-7223-5633-0964

Council Tax
The property is in Council Tax Band D.

Tenure
The property is Freehold.

Viewings
Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees
We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.
Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

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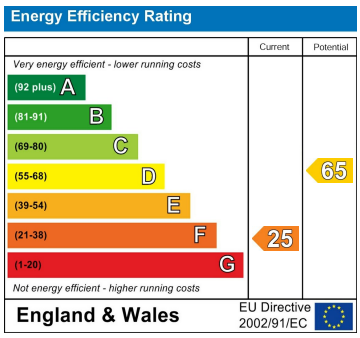
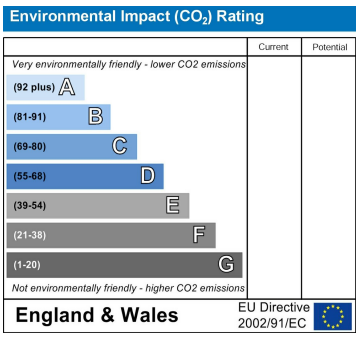
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List
To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation
We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.





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