



6 Stocker Close, Brampton

Guide Price **£400,000**

 **Oliver James**
Property Sales & Lettings



6 Stocker Close

Brampton, Huntingdon

An aesthetically pleasing, modern, four bed town house of 1452 sq/ft / 134.8 sq/metres with two parking spaces. Close to local amenities.

Council Tax band: D

Tenure: Freehold

- Aesthetically pleasing modern town house.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1452 sq/ft / 134.8 sq/metres.
- Large principal bedroom with en-suite shower room.
- Walking distance to local schooling, amenities and Brampton High Street.
- Fully enclosed rear garden with patio seating area.
- Parking for two vehicles.
- Easy access to the A1 road network and cycling distance to the Train Station.
- Offered for sale with NO forward chain.
- EPC: B.





INTRODUCTION

An aesthetically pleasing modern town house, ideally located within this popular development, close to local play parks and transport links as well as cycling distance from the train station. The property presents well and has been upgraded throughout and benefits from integrated Bosch appliances. Over looking greenery to the front elevation with spacious accommodation extending to in excess of 1400 sq/ft as well as two parking spaces to the front.

LOCATION

Nestled within the popular Brampton Park Estate, Brampton is a most attractive and popular residential village which has retained large amounts of its' original character and as such boasts a quaint village High Street offering a range of local shops as well as a village hall, all within walking distance of the property. Brampton provides good access to the A1 and A14 Road Networks. Situated within Huntingdon, just over a mile away, is Huntingdon Railway Station which provides a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1452 sq/ft / 134.8 sq/metres.

ENTRANCE HALL

Dimensions: 7' 8" x 18' 8" (2.34m x 5.69m). Composite door to front elevation. Radiator. Under/stairs cupboard. Stairs to first floor. Amtico flooring.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin with tiled surrounds. Downlights. Extractor fan. Amtico flooring. Radiator.





LIVING ROOM

Dimensions: 18' 1" x 13' 1" (5.51m x 3.98m). UPVC French doors with full height windows to either side to rear elevation. Radiator.

KITCHEN / DINER

Dimensions: 9' 10" x 18' 8" (2.99m x 5.69m). Fitted with a range of contemporary wall and base mounted cupboard units with grey granite effect work surface. UPVC bay window to front elevation Integrated four ring gas hob with extractor fan over. Integrated fridge freezer, washing machine and dishwasher. Radiator. Stainless steel sink and drainer.

FIRST FLOOR LANDING

Dimensions: 7' 8" x 18' 8" (2.34m x 5.69m). UPVC window to front elevation.

BEDROOM TWO

Dimensions: 10' 8" x 9' 10" (3.25m x 2.99m). UPVC window to the front elevation. Radiator.

BEDROOM FOUR

Dimensions: 7' 3" x 10' 6" (2.21m x 3.20m). UPVC window to rear elevation. Radiator.

BEDROOM THREE

Dimensions: 10' 7" x 8' 8" (3.22m x 2.64m). UPVC window to rear elevation. Radiator.

BATHROOM

Dimensions: 6' 7" x 7' 1" (2.01m x 2.16m). Fitted with a three piece suite comprising panelled bath with independent shower over and tiled surrounds, pedestal wash hand basin and low level WC. Chrome heated towel rail. Ceramic tiled surrounds. Amtico flooring. Downlights. Extractor fan.

SECOND FLOOR LANDING

Dimensions: 3' 2" x 3' 8" (0.96m x 1.12m). Loft access. Airing cupboard housing the gas fired central heating boiler.





PRINCIPAL BEDROOM

Dimensions: 9' 10" x 17' 5" (2.99m x 5.30m). UPVC window to front elevation. Velux window to rear elevation. Two built in wardrobes. Two radiators.

EN SUITE SHOWER ROOM

Dimensions: 10' 0" x 6' 8" (3.05m x 2.03m). Fitted with a three piece suite comprising shower cubicle independent shower over with tiled surrounds and shower over, low level WC and wash hand basin. Tiled surrounds. Amtico flooring. Velux window to rear elevation. Chrome heated towel rail. Extractor fan. Downlights.

EXTERNAL

To the front are two parking spaces. The rear garden is to the main laid to lawn with a patio seating area and some shrub borders. There is also rear gated access.

COUNCIL TAX

The Council Tax Band for the Property is D.

TENURE

The Tenure of the Property is Freehold.

ESTATE SERVICE CHARGE

The Service charge for the Estate is £400 p/a.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.







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