



**12 Layton Crescent, Brampton**

In Excess of **£360,000**

 **Oliver James**  
Property Sales & Lettings





## 12 Layton Crescent

Brampton, Huntingdon

Situated in a great position, a detached bungalow of 1035 sq/ft / 96 sq/metres with garaging offering a lot of potential for extension or improvement. No forward chain. Council Tax band: D

Tenure: Freehold

- Established detached bungalow.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 1035 sq/ft / 96 sq/metres.
- The total plot size is 0.11 acres.
- Extended UPVC conservatory overlooking the rear garden
- Integral, single garage with power and lighting.
- Ideally situated within walking distance of great village amenities.
- Potential for improvement, extension or loft conversion, subject to consent.
- The property is sold with no forward chain.
- EPC: C.



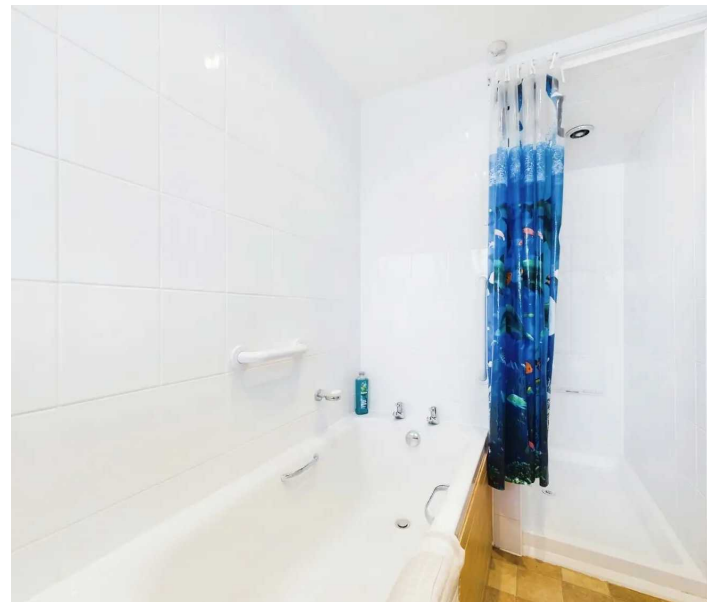
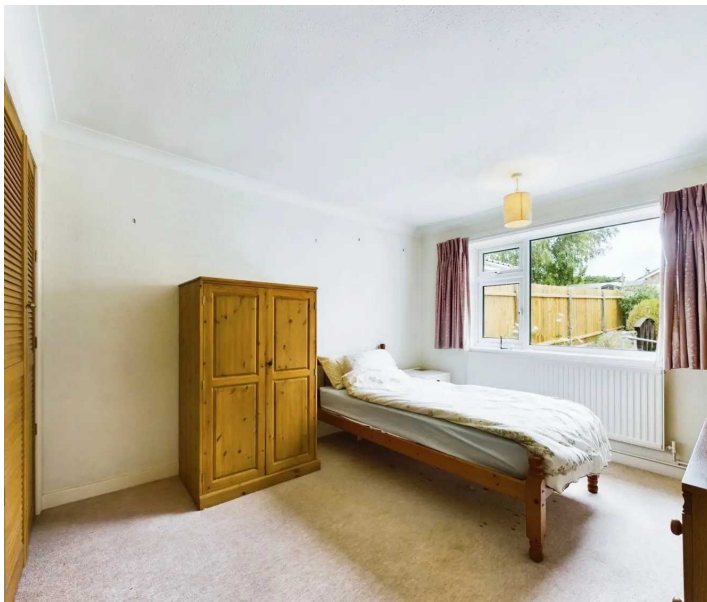


## INTRODUCTION

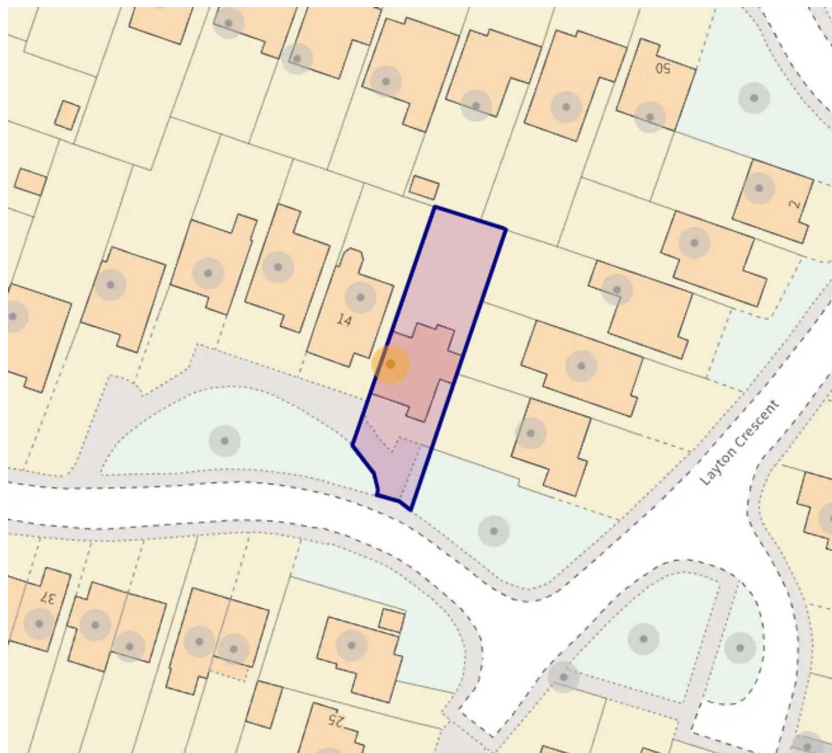
The bungalow is tucked in a nice cul-de-sac of similar properties, set back from the road with driveway parking to the front. A lobby has been extended to the side which leads into the entrance hall with access to the loft. There are three bedrooms, the 3rd of which leads into an extended UPVC conservatory which overlooks the garden and has a vaulted roofline. The living room is well proportioned and overlooks the front with plenty of space. The kitchen has plenty of cupboards and work-surface with space for a four seater dining table. Accessed via the entrance hall, the bathroom has a four piece suite with a separate shower cubicle and bath as well as a pleasant vanity cupboard unit under the basin. The garden has a lawned area as well as a fish pond and decked seating area to the rear which picks up the evening sun.


## LOCATION

Brampton is an attractive and popular residential village which has retained significant amounts of original character and, as such, boasts a handy village High Street offering a range of local shops including a bakery, butcher, takeaways, art & gift shops, hairdressers, chemist, a dentists & convenience stores. The village also features other amenities including a garden centre, plant nursery, The Black Bull Public House and Brampton Park Golf Club. Various walking trails and outdoor spaces are accessible throughout the local area, offering a range of activities around the year. Local community clubs & initiatives include the Bram-shed workshop, crafts, allotments, fitness, sport & wellbeing as well as children's activity groups. Brampton has excellent access to the A1 and A14 Road Networks and is situated just a mile from Huntingdon Railway Station, which is accessible via a cycle path, and provides a direct service to London Kings Cross in just 45 minutes.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 