



26 Belle Isle Crescent, Brampton
£240,000

 **Oliver James**
Property Sales & Lettings



26 Belle Isle Crescent

Brampton, Huntingdon

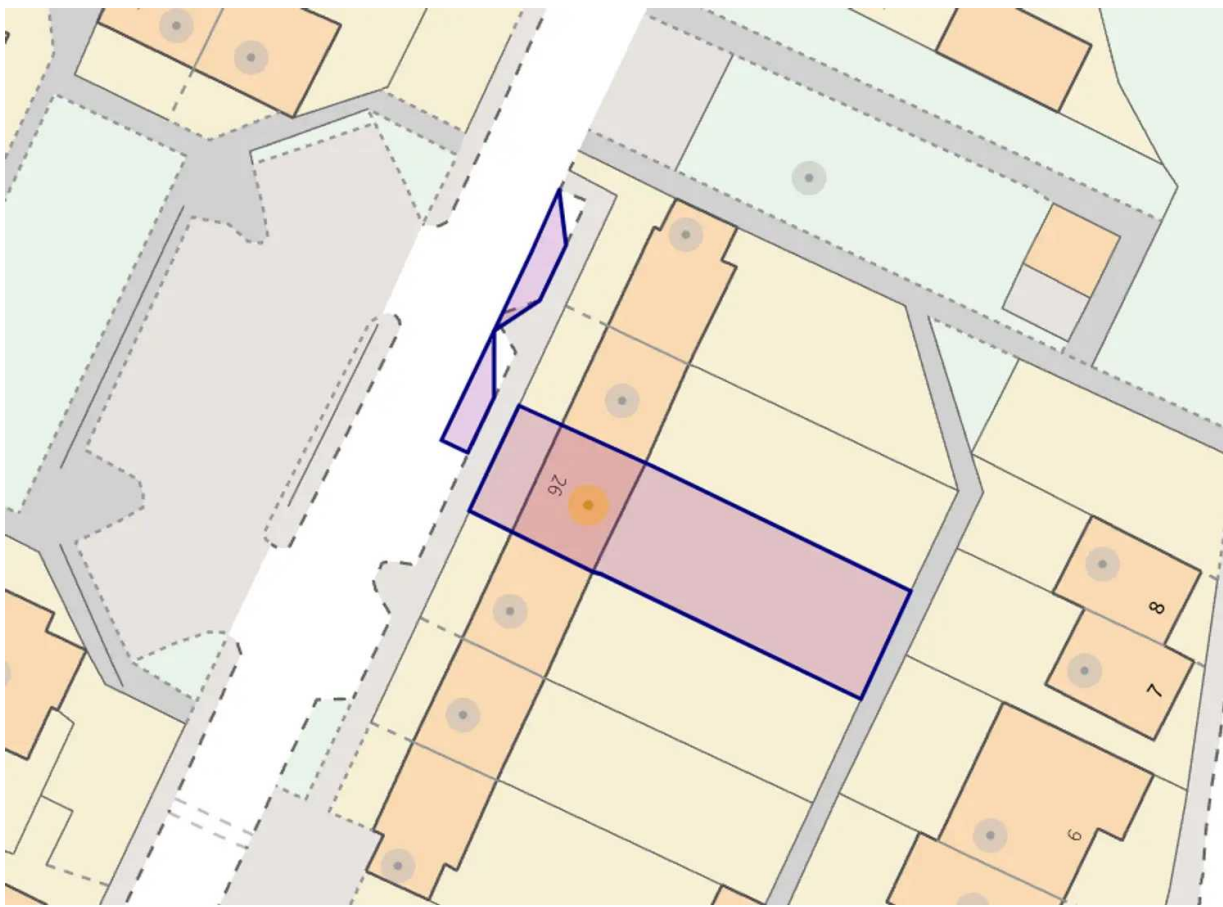
A smartly presented two double bedroom home with two allocated parking spaces and a 63 ft long south / easterly facing rear garden.

Council Tax band: A

Tenure: Freehold

- Established terraced home.
- Two double bedrooms with fitted wardrobes.
- The Gross Internal Floor Area is approximately 753 sq/ft / 70 sq/metres.
- A pleasant, south / easterly facing garden measuring approximately 19.30 metres (63 ft) x 7.40 metres (24 ft).
- Two allocated, hard standing, parking spaces.
- Contemporary kitchen with separate utility area.
- 2.7 miles / approximately 15 minute cycle ride to Huntingdon Train Station.
- Ideally located within walking distance of local amenities and schooling.
- Modern, well appointed, bathroom.
- EPC: C.





INTRODUCTION

The property is shielded to the front by mature hedging with two allocated parking spaces to the front. The entrance hall has stairs to the first floor as well as space for coats, leading into the living / dining room, which has two large windows overlooking the rear garden with smart wood effect flooring. The kitchen is fitted with a contemporary range of wall and base mounted cupboard units and an integrated oven and hob with the benefit of a separate utility room with access into the garden. Upstairs are two double bedrooms, both with fitted wardrobes and windows overlooking the rear garden. The bathroom is fitted with a contemporary three piece suite with an independent shower over the bath with a rainfall shower head and smart heated towel rail.

LOCATION

Brampton is a most attractive and popular residential village which has retained huge amounts of original character and as such boasts a quaint village High Street offering a range of local shops including a garden centre, public houses such as the Black Bull Pub, an art shop, hairdressers, bakery, butcher, chemist, a doctors surgery, a dentists and an array of small shops including a Co-Op. It is also home to the Brampton Park Golf Club, situated on Buckden Road, approximately 0.4 miles away. 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 753 sq/ft / 70 sq/metres.

ENTRANCE HALL

UPVC door to front elevation. Stairs to first floor.

KITCHEN

11' 11" x 7' 5" (3.63m x 2.26m)

Fitted with a range of base and wall mounted cupboard units with butchers block effect work surface. Two UPVC windows to front elevation. Integrated electric oven and grill and four ring electric hob with extractor over. Plumbing for washing machine. Stainless steel sink and drainer with mixer tap over. Tiled surrounds. Wood effect flooring. Under stairs cupboard.

UTILITY ROOM

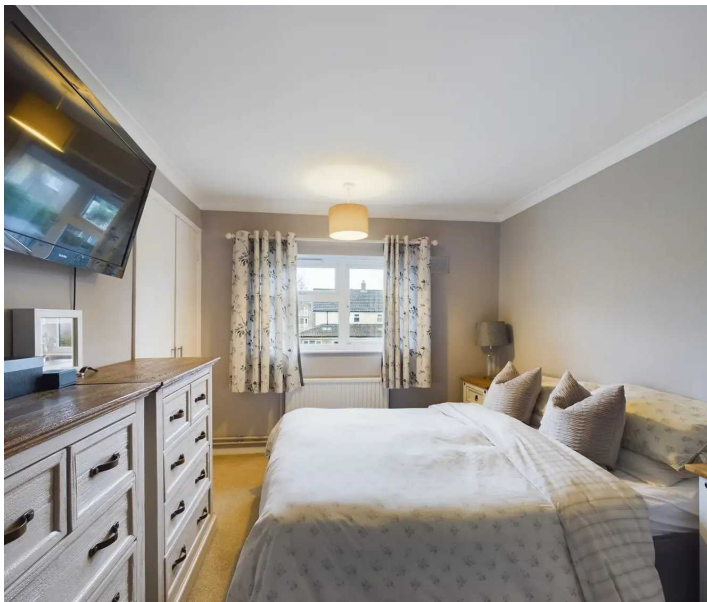
4' 3" x 7' 5" (1.30m x 2.26m)

Fitted with a range of base and wall mounted cupboard units with butchers block work surface over. Wood effect flooring.

LIVING / DINING ROOM

18' 7" x 9' 9" (5.66m x 2.97m)

Two UPVC windows to rear elevation. Radiator. Wood effect flooring.



LANDING

UPVC window to front elevation. Loft access. Airing cupboard housing the gas fired combination boiler.

PRINCIPAL BEDROOM

9' 4" x 12' 2" (2.84m x 3.71m)

UPVC window to rear elevation. Radiator. Built in wardrobe.



BEDROOM TWO

11' 11" x 9' 0" (3.63m x 2.74m)

UPVC window to rear elevation. Radiator. Built in wardrobe.



BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m)

Fitted with a contemporary three piece suite comprising panelled bath with independent shower over, rainfall shower head and separate shower attachment and tiled surrounds, pedestal wash hand basin and low level WC. Chrome heated towel rail. Extractor fan. Obscure UPVC window to front elevation.

EXTERNAL

To the front of the property are two hard standing parking spaces. The front is shielded by mature hedging with an external brick built storage cupboard. The rear garden is south / easterly facing measuring approximately 19.30 metres (63 ft) x 7.40 metres (24 ft), fully enclosed by timber fencing with gated access to the rear. The garden is laid to lawn with a decked seating area with a pergola over. There is also a timber shed.

TENURE

The Tenure of the Property is Freehold.

ESTATE SERVICE CHARGE

There is an estate service charge equating to approximately £230 per annum.

COUNCIL TAX

The Council Tax Band for the Property is 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.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





GARDEN

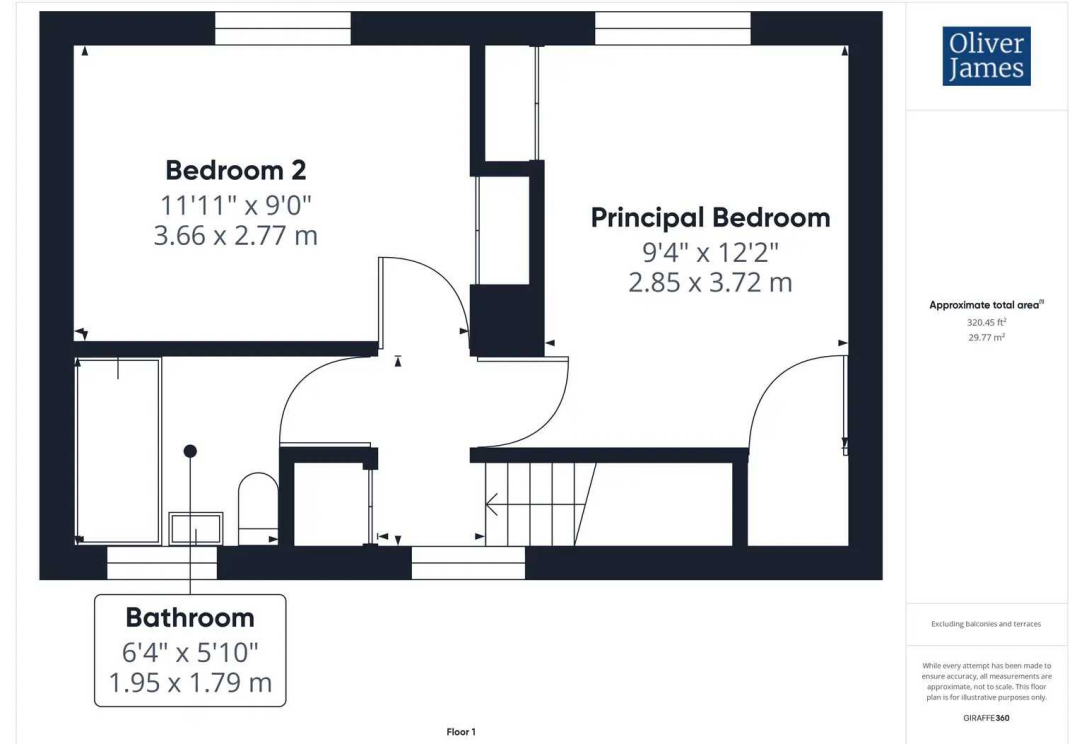
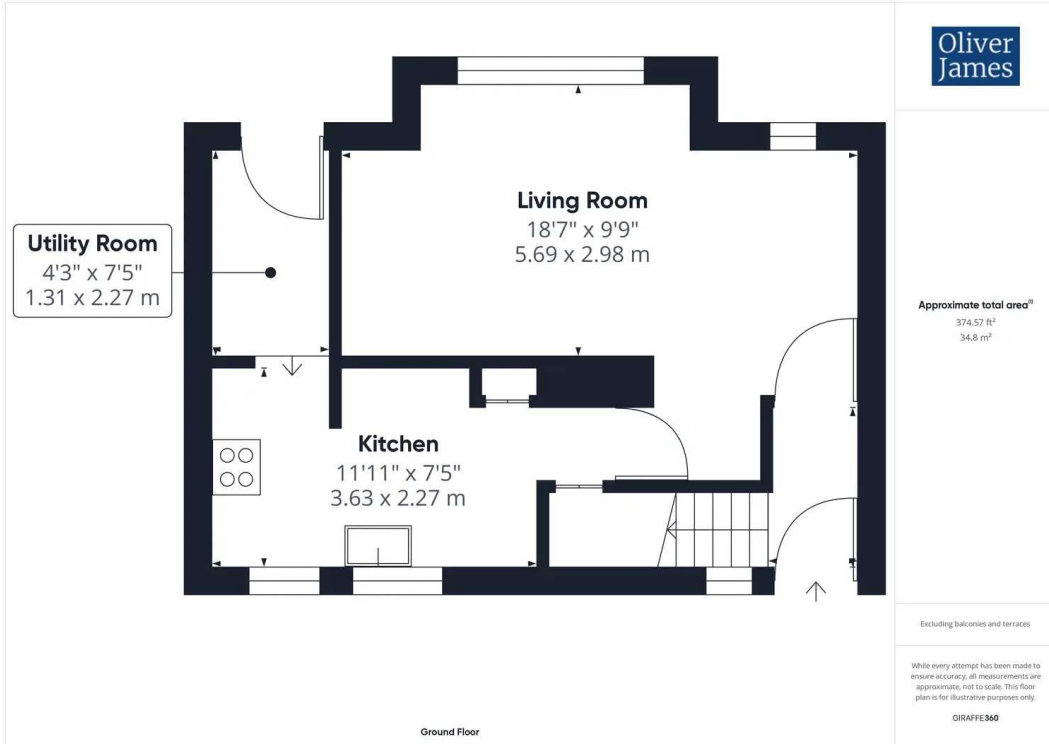
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ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces to the front of the property.







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