



20 Farendon Road, Brampton
£485,000

 **Oliver James**
Property Sales & Lettings



20 Farendon Road

Brampton, Huntingdon

A modern detached home of 1442 sq.ft / 134 sq.metres sited on a corner plot with views over a pleasant communal green.

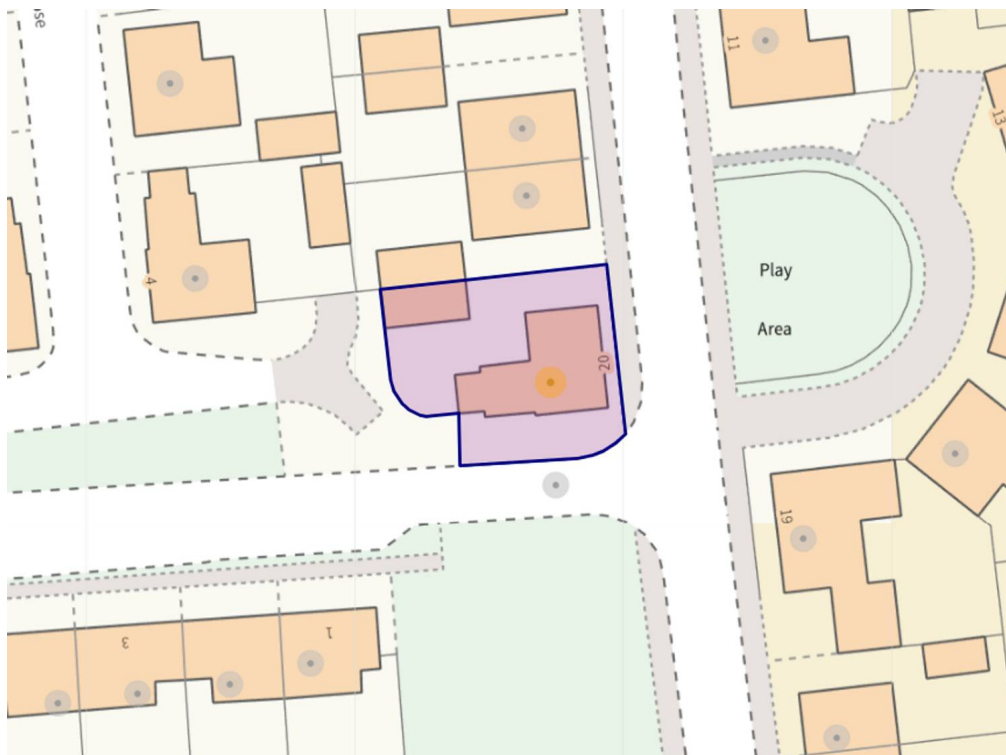
Council Tax band: E

Tenure: Freehold

- Modern detached home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1442 sq.ft / 134 sq.metres.
- Sociable kitchen / breakfast room with French doors into the garden.
- Fully integral kitchen appliances.
- Views over a communally landscaped green to the side.
- Approximately 15 minutes cycle ride to Huntingdon Train Station / Kings Cross in under 50 minutes.
- Sited close to great local amenities, shops and schools.
- Single garage with power & lighting.
- EPC: B.

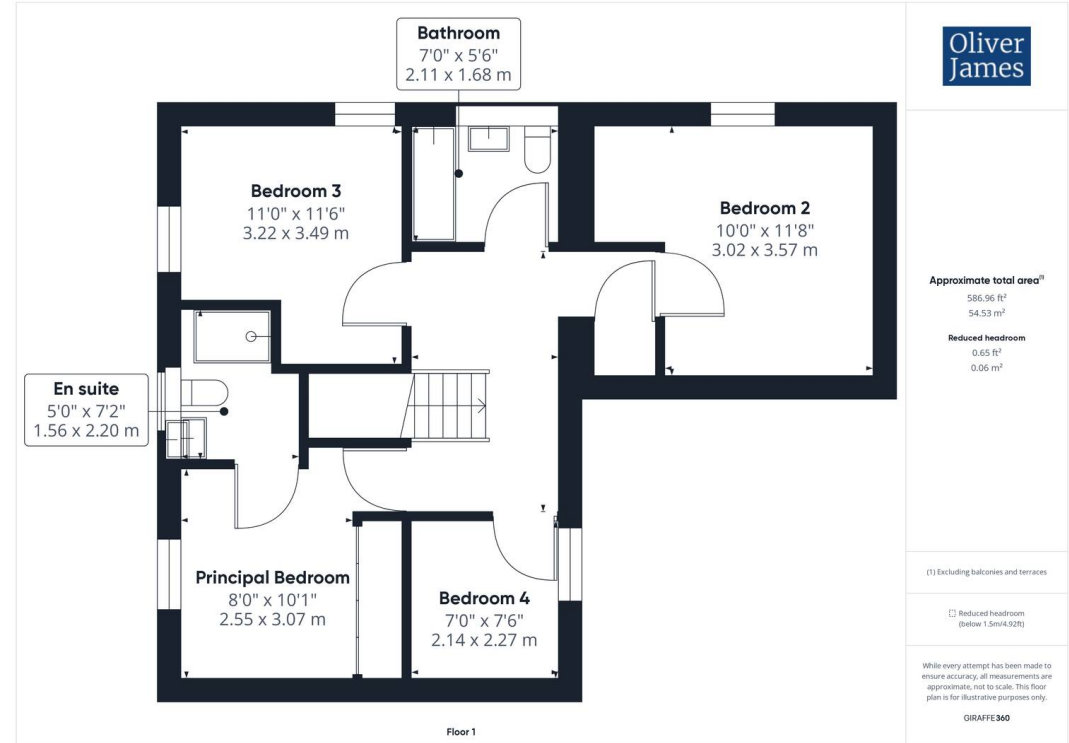
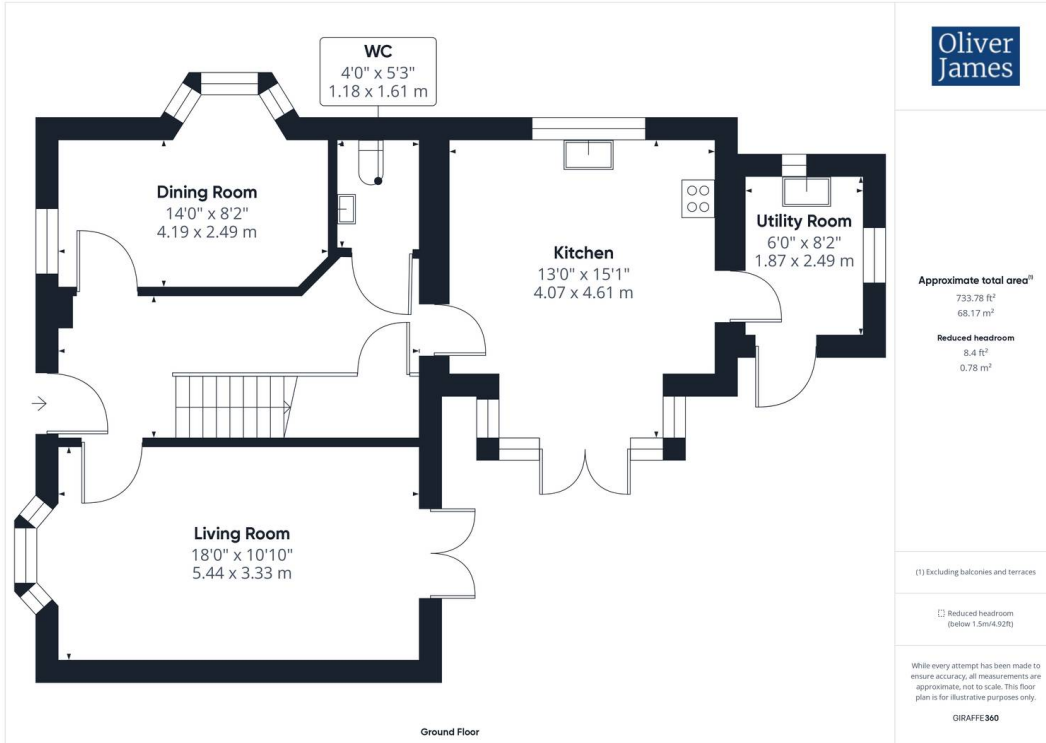






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





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