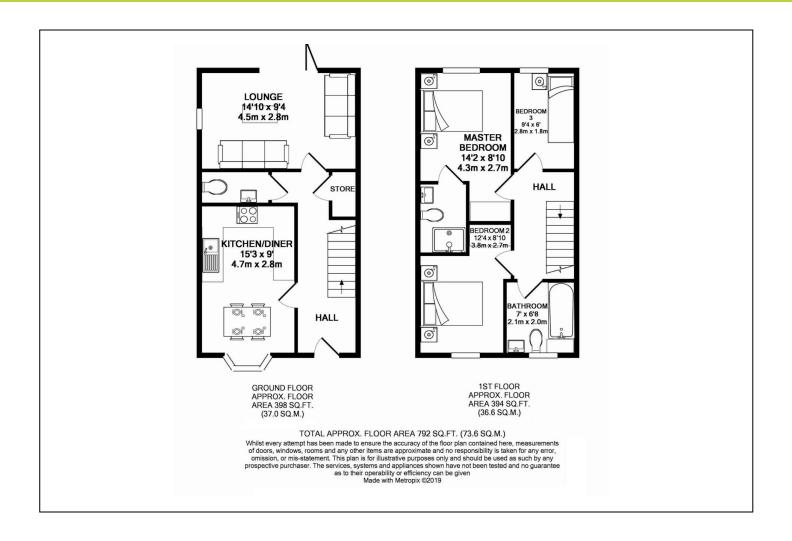
WellingtonWise

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- The Isleham
- Stamp Duty Paid
- · Further Incentives Available
- Semi Detached Home
- Three Bedrooms
- Ensuite to Master Bedroom
- Kitchen/Dining Room
- Lounge
- Enclosed Rear Garden



THE ISLEHAM, BRAMPTON PARK

*** STAMP DUTY PAID *** The Isleham. An exceptional opportunity to purchase one of 15 high quality new homes in the popular Brampton Park development. This semi detached home comprises kitchen/dining room, lounge, three bedrooms with ensuite to master and allocated parking. SHOW HOME NOW OPEN.









GUIDE PRICE

£315,000

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Market Road, St Ives, Cambridgeshire, PE27 5YZ

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A leading independent property service provider with offices in Cambridge, St Ives, Royston, Hitchin & Ware.

General: While we endea your to make our sales particulars fair, accurate and reliable, they are only a gene ral guide to the property and, accordingly, if the re is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Me asurements: These approximate room sizes a re only intended as general (uidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the

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services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



EPC TBC





BRAMPTON PARK, BRAMPTON

GUIDE PRICE **£315,000**

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The Isleham. An exceptional opportunity to purchase one of 15 high quality new homes in the best location in the Brampton Park development. This semi detached home comprises kitchen/dining room, lounge, three bedrooms with ensuite to master and allocated parking.

*** STAMP DUTY PAID & HELP TO BUY AVAILABLE. ***

WINDBOROUGH HOMES - A HOME LESS ORDINARY

At Brampton Park we respect the environment and build houses of quality that meet the needs of a modern connected family while delivering the traditional values of a rural location.

COMMUNITY CENTRE

As a resident of Brampton Park you will have automatic membership and access to a splendid community centre and leisure facility that is being built on the former RAF land. There will be three tennis courts, a cricket pitch, a play area, café, meeting rooms and performance space. This fabulous facility is being financed jointly by the developers at Brampton and carries no extra cost. Additionally, in the village there are further play spaces and a skate park.

LOCATION

Brampton is small enough to be part of the rural East Anglian lands cape and large enough to support a thriving local economy. The village has all the key shops such as a post office, grocery, butcher and chemist—and there's a new medium size Co-Op supermarket just around the corner from your house. There's a medical centre, a dentist, a choice of excellent pre-school groups and a primary school by the village green. The dosest secondary school is two miles away at Hinchingbrooke where there is also a hospital. Three pubs serve local beers and good food.

The Great Ouse river is a valued resource for walking and boating and is part of the pictures que charm of the village. Huntingdon race course is within the village boundaries and holds regular meetings through the steeple chase season. Brampton Park Golf Qub has a beautiful 18-hole course alongside the river and a nearby lake is being stocked with fish for anglers to test their skills.

You will be less than three miles from the market town of Huntingdon where there is a regular rail link to London (1 hour) and to Peterborough (20 minutes). Highways England is spending £1.5bn on a major upgrade of the A14 Huntingdon to Cambridge road with a new interchange between the A14 and A1 at Brampton.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

KITCHEN/DINING ROOM

15' 8" x 9' 5" (4.78m x 2.87m)

LOUNGE

15' 8" x 9' 2" (4.78m x 2.79m)

FIRST FLOOR

BEDROOM ONE

10' 5" x 8' 10" (3.18m x 2.69m)

ENSUITE

BEDROOOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)

BEDROOM THREE

9' 4" x 6' 6" (2.84m x 1.98m)

BATHROOM

OUTSIDE

AGENTS NOTES

There is a site management fee to be paid. Details to be confirmed. The floorplan within these details is intended as a guide to the layout of the property. It is not to scale and should not be relied upon for dimensions or any other purpose.

Images used are artists impressions and should not be relied upon as an accurate representation of the final finish.









