

9 Waterloo Close, Brampton, PE28 4UN

THOMAS MORRIS







# Asking Price: £290,000 Freehold

## Waterloo Close, Brampton, PE28 4UN

- No Onward Chain
- Semi-Detached Home
- Redecorated Throughout
- Three Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Enclosed Rear Garden
- Garage En-Bloc
- Popular Village Location
- Freehold
- Energy Rating: D/62

Situated within the popular village of Brampton, this well-proportioned semi-detached property offers versatile accommodation, making it an ideal home for families, couples or those seeking flexible living space.

Upon entering the property, you are welcomed by an entrance hall leading to a spacious living room, which is currently utilised as a bedroom, offering excellent flexibility depending on individual requirements.

The heart of the home is the open-plan kitchen/dining area, providing a sociable and practical space for everyday living and entertaining. This is complemented by an additional sitting area, creating a versatile layout with plenty of room for relaxing and dining. The ground floor further benefits from a shower room.

To the first floor, there are three well-proportioned bedrooms, together with a family bathroom and a separate WC, offering convenience for busy households.

Externally, the property enjoys a rear garden, providing an ideal space for outdoor relaxation and entertaining. To the rear of the property there is parking, along with the added benefit of a garage located en bloc.

Brampton is a popular and well-regarded village. For commuters, Huntingdon railway station offers direct services to London King's Cross, while the A1 and A14 are both easily accessible. The combination of village living and excellent transport links makes Brampton an appealing location for a variety of buyers.

Huntingdon District Council
Council Tax Band: C

*Draft details subject to approval*

# Accommodation

**Entrance Hall**
*12'2" x 6'1" (3.7m x 1.85m).*

**Living Room/Bedroom**
*12'1" x 10'3" (3.68m x 3.12m).*

**Kitchen/Dining/Family Room**
*18'6" x 10'10" (5.64m x 3.3m)*

**Shower Room**
*7'7" x 3'2" (2.3m x 0.97m).*

**Landing**

**Bedroom One**
*13'5" x 1011 (4.1m x 1011).*

**Bedroom Two**
*10'6" x 10'1" (3.2m x 3.07m).*

**Bedroom Three**
*8'11" x 8'1" (2.72m x 2.46m).*

**Bathroom**
*5'6" x 4'9" (1.68m x 1.45m).*

**Separate WC**
*5'6" x 3' (1.68m x 0.91m).*

**Rear Garden**

**Garage En-Bloc**







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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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