



55 Howgill Way, Brampton, CA8 1AF

**Offers in the region of
£124,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, two bedroom, mid link house situated on the popular Story Homes Winchester Place Development in Brampton. The property is close to a range of local amenities, popular Primary & Secondary Schools, bus route and has excellent access onto the A689/A69 towards Carlisle and Newcastle. Brampton is approximately eight miles East of Carlisle and approximately four miles North East of Warwick Bridge. The accommodation briefly comprises of an entrance hallway, modern dining kitchen, cloakroom/WC and a lounge with french doors to the garden. To the first floor there are two bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, block paved driveway for two vehicles and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers. The property is part of The Council's Affordable Housing Scheme and is offered to the market at 70% of the full property value. Buyers must be approved by The Council to purchase the property under the Affordable Housing Scheme and must have a local connection to the area. The property has no onward chain.

Directions

Upon entering Brampton via Carlisle Road, turn right onto Howgill Way and into the Story Homes development. Turn left into the cul-de-sac and the property is situated on the left hand side.

Entrance Hallway

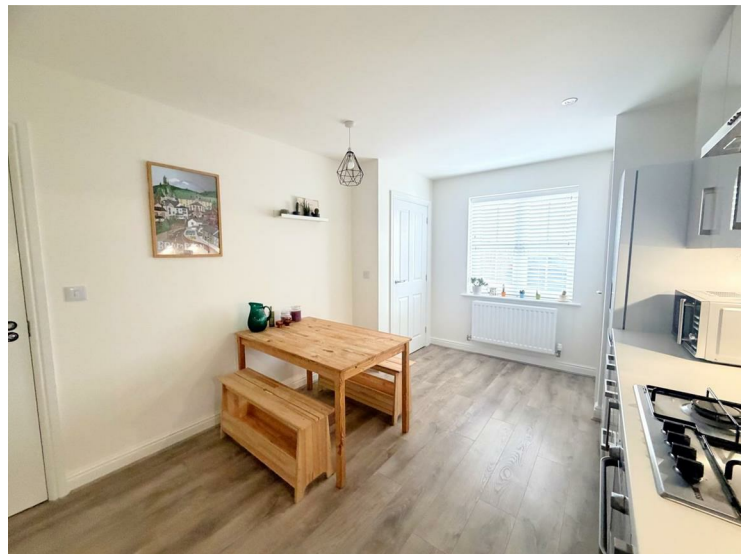


Approached by a door to front, incorporating a radiator, laminate floor and stairs to the first floor.

Dining Kitchen 15'6" x 9'11" (4.738m x 3.036m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer, double glazed window to front, radiator, laminate floor, inset ceiling lights and built in storage cupboard.



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[Cloakroom/W 5'0" x 3'1" \(1.545m x 0.954m\)](#)



Incorporating a pedestal wash hand basin, WC, radiator, tiled splash areas and extractor fan.

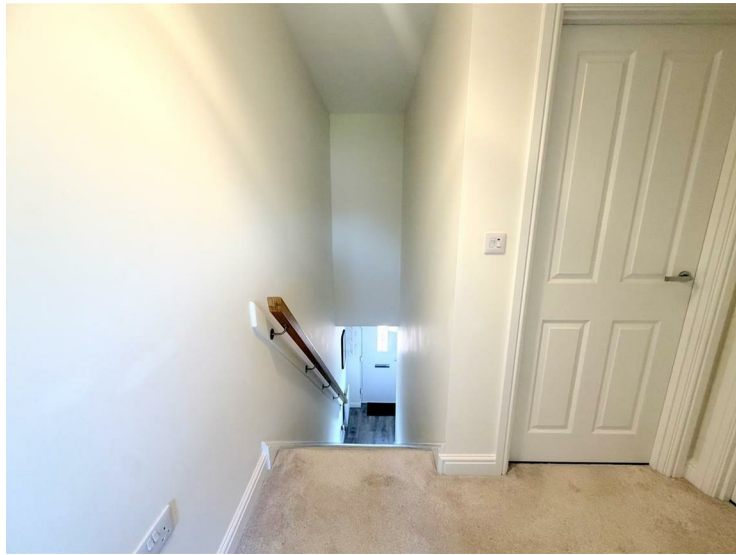
[Lounge 13'5" x 9'1" \(4.104m x 2.788m\)](#)



Incorporating double glazed french doors to rear, radiator, double glazed window to rear and laminate floor.

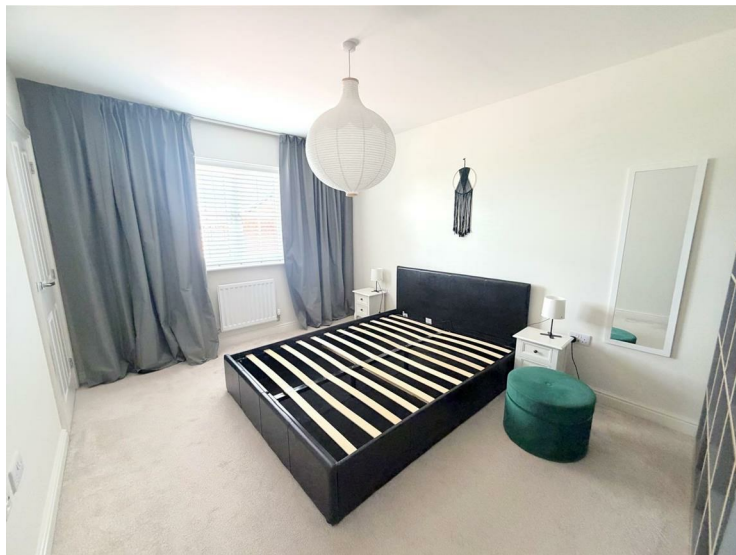


First Floor Landing



Incorporating a built in storage cupboard and loft access. The loft is boarded.

Bedroom One 13'4" x 10'2" (4.071m x 3.101m)



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



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Bedroom Two 11'3" x 6'2" (3.446m x 1.896m)



Incorporating a double glazed window to rear and a radiator.



Bathroom 6'11" x 5'6" (2.115m x 1.681m)



Incorporating a three piece suite comprising of a bath with mixer tap & shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, extractor fan and inset ceiling lights.



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Outside



The property is approached by block paved on site parking for two vehicles. To the rear of the property there is an enclosed garden with lawn area, outside tap and gated access to the side.



Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/5032-1036-0000-0825-2296>

Council Tax

The property is in Council Tax Band B.

Tenure

The property is Freehold.

Estate Agents Note

There is an upkeep fee for the development, we have been informed this is £110.00 per year and is payable in three instalments. There is a local occupancy rule for this property, buyers must have a local connection to the area to purchase the property.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

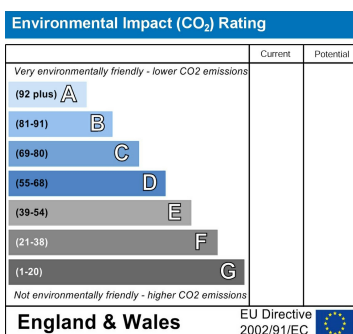
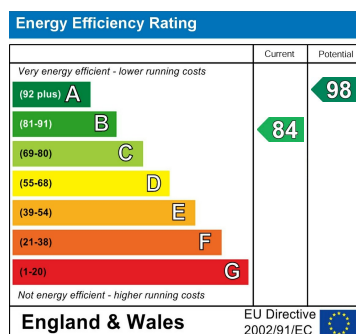
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.



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