



23 Pepperill Place, Bampton, CA8 1AG

£169,995

HUNTERS®
HERE TO GET *you* THERE

- As New Immaculate End Link House,
 - 2 Bedrooms, Stylish Bathroom,
- Contemporary Dining Kitchen with Appliances,
 - Onsite Parking for Two.

- Winchester Place Development in Bampton
 - Living Room Overlooking the Garden,
 - Cloakroom/Wc, Entrance Hall,
 - Energy Rating - B

CONTEMPORARY and IMMACULATE are the perfect descriptions for this End Link House, situated in the highly desirable Winchester Development in Bampton, within walking distance of a wealth of local amenities. The property is truly in an as new condition and perfect for the buyer looking to move straight in and put furniture in place! Contact Hunters today!

The accommodation briefly comprises of Entrance Hall, Dining Kitchen with Appliances, Cloakroom/WC, Living Room overlooking the Garden, 2 Bedrooms and Bathroom. With the benefit of Central Heating, Double Glazing, Onsite Parking to the Front for Two and a Well Established Lawned Garden.

Take the virtual tour online to see the property for your self and book a viewing with Hunters today.





Approximate total area⁽¹⁾
633.18 ft²
58.82 m²

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



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