



## 1b Cuddy Brown Close | Pickering, YO18 7EU

Bramwood is a two bedroom semi detached bungalow situated in quiet cul de sac location, in need of full modernisation throughout and comprises; Reception hallway, sitting room, kitchen, inner hallway, two bedrooms and bathroom. There are gardens to the front,

side and rear incorporating driveway and garage.

The property is being offered with NO UPWARD CHAIN VIEWING IS HIGHLY RECOMMENDED



**Guide Price £175,000**

**BoultonCooper**

**BC**  
Est. 1804

## 1b Cuddy Brown Close | Pickering



### Accommodation Comprises

#### Entrance door

leads to:

#### Reception Hallway

With built in cupboard.

#### Sitting Room

19'1" into bay x 12'5" (5.82m into bay x 3.78m)

With gas fire, double glazed bay window to the front elevation, coving to ceiling, two central heating radiators.

#### Kitchen

9'8" x 7'9" (2.95m x 2.36m)

Housing a range of units comprising single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, double glazed window to the side elevation, door to outside.

#### Inner Hallway

With access to roof space which houses the boiler, built in cupboard.



### Bedroom One

11'7" x 11'4" (3.53m x 3.45m)

With central heating radiator, double glazed window to the rear elevation.

### Bedroom Two

8'9" x 8'6" (2.67m x 2.59m)

With double glazed window to the rear elevation and central heating radiator.

### Bathroom

Comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splash backs, double glazed window to the side elevation, central heating radiator.

### Outside

Good sized open plan front garden mainly laid to lawn, side access leads to side and rear garden with laid lawn, established trees and shrubs.

Driveway to the side leads to GARAGE.

### Services

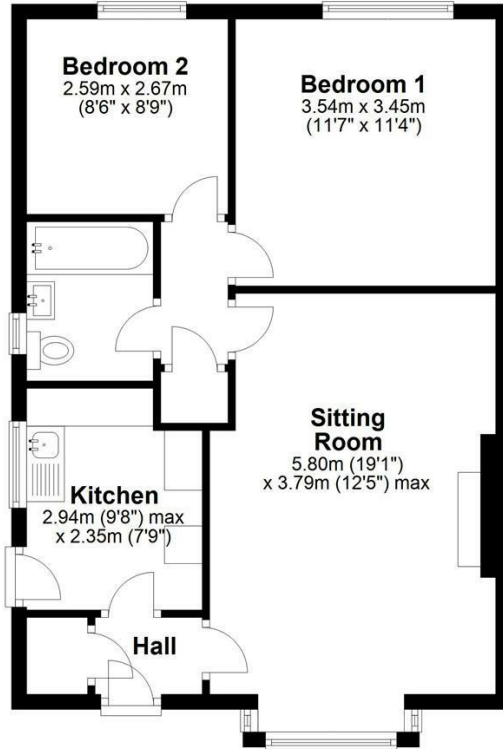
Mains electricity, gas, water and drainage are connected.



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## Ground Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 56.7 sq. metres (610.5 sq. feet)  
**1b Cuddy Brown Close, Pickering**

### VIEWING

Strictly By Appointment with the agents.

### COUNCIL TAX BAND

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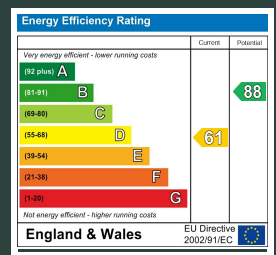
### ENERGY PERFORMANCE RATING

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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



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Est. 1801