



Brampton Road, Cambridge, CB1 3HJ

CHEFFINS

Brampton Road

Cambridge,
CB1 3HJ

- End Of Terraced Residence
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Seperate Sitting Room
- Two Bathrooms
- Detached Garage As Well As Driveway To The Front

A much improved and highly versatile end of terrace residence, offering immaculately presented accommodation across two floors, benefitting from a lengthy rear garden with detached garage as well as off-road parking to the front, all situated on this highly sought after tree-lined street, just off Mill Road, enjoying an ease of access to a wealth of local amenities, Cambridge Station and other major commuter links.



Guide Price £585,000





LOCATION

Brampton Road in Cambridge is ideally situated for both convenience and comfort. Just a short walk from the city centre, it offers easy access to an array of amenities. The nearby Grafton Centre provides a variety of shops, restaurants, and a cinema, while the Beehive Centre includes major retailers like Asda and M&S. For daily essentials, Mill Road, known for its eclectic mix of independent shops, cafes, and eateries, is also close by. Transport links are excellent, with regular bus services and Cambridge railway station only a few minutes away, offering direct routes to London King's Cross in under an hour. Green spaces such as Parker's Piece and Jesus Green are nearby, perfect for leisure and outdoor activities. Families will appreciate the proximity to several well-regarded schools, including Parkside Community College and St Matthew's Primary School, as well as healthcare facilities like Mill Road Surgery. With its central location, Brampton Road combines the best of Cambridge's vibrant city life with the tranquillity of nearby parks and residential charm.

STORM PORCH

covering panelled glazed entrance door fitted with privacy glass leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, radiator, original panelled door leading through into:

SITTING ROOM

with exposed timber flooring, open fireplace with tiled surround and hearth, wooden mantel, picture rail, double panelled radiator, double glazed bay window to front aspect with panelled door leading through into:

OPEN PLAN LIVING/KITCHEN/DINING ROOM

Living area with herringbone wood effect flooring, former fireplace creating a wonderful focal point to the room with exposed brick, two full height radiators, panelled door providing access to understairs storage cupboard with space and plumbing for washing machine, double glazed window to side aspect. Kitchen/Dining area with kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature, extensive work surface with inset porcelain sink with hot and cold mixer tap and drainer to side, integrated 4 ring Bosch induction hob with tiled splashback, extractor hood above, adjacent oven and microwave grill, two integrated fridges, inset LED downlighters, further storage cupboard housing wall mounted Vaillant gas fired boiler providing hot water and heating for the property, double glazed window to side and rear aspect, panelled glazed door overlooking and accessing the garden.

ON THE FIRST FLOOR

LANDING

with loft access, radiator, double glazed window to side aspect, original panelled doors leading into respective rooms.

BEDROOM 1

with picture rail, exposed timber flooring, overstairs storage cupboard fitted with railings and shelving, double glazed bay window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted dual shower head, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboard beneath wash hand basin, shaver point, heated towel rail, tile effect flooring, inset LED downlighters, extractor fan.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head access via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold taps, tiled surround, radiator, extractor fan, tile effect flooring, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with radiator, double glazed window overlooking garden.

BEDROOM 3

with radiator, double glazed window overlooking garden.

OUTSIDE

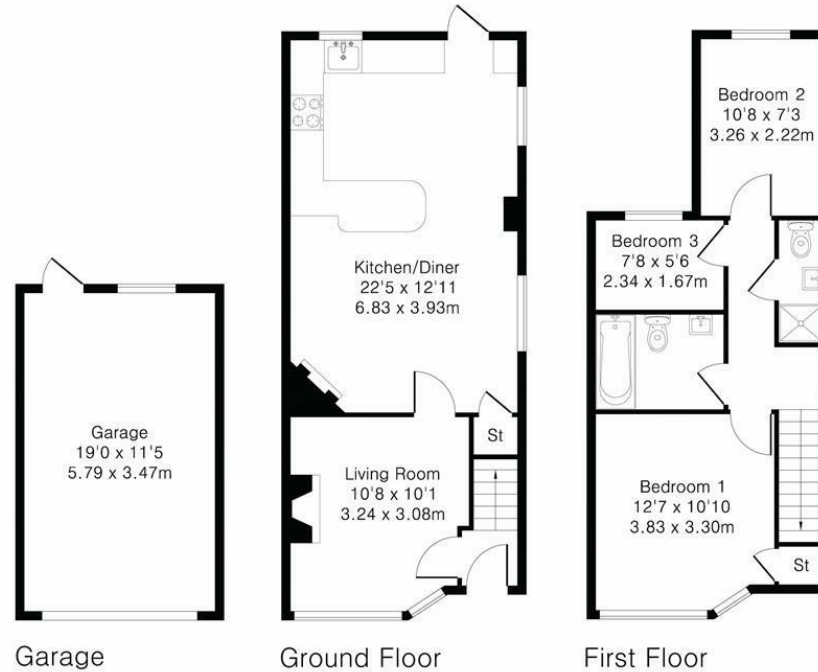
To the front the property is approached off Brampton Road via a dropped kerb leading onto a mostly gravelled driveway with enough parking for one vehicle. The front garden is bordered by well stocked bedding and hedging and a paved concrete pathway leads to the front entrance door.

To the rear of the property is an extensive garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to relax and entertain, outside power points, wall mounted tap, adjacent to the patio area is a timber storage shed and a concrete pathway which leads to the side access gate. Further concrete pathway just off the patio area leads centrally down the garden and cuts through the area laid to lawn with the lawn being bordered by well stocked bedding full of mature shrubs and trees. To the rear part of the garden is an area laid to gravel with a further space for outside furniture to allow the use to follow the sun throughout the day and a detached brick built GARAGE, adjacent to this is a paved area for further storage leading to a rear access gate. The Garage itself is accessed both via a rear door in the garden and also an up and over door from the rear access road and is fitted with power and lighting.





Approximate Gross Internal Area 831 sq ft – 77 sq m
 Ground Floor Area 453 sq ft – 42 sq m
 First Floor Area 378 sq ft – 35 sq m
 Second Floor Area 216 sq ft – 20 sq m



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 82 |
| (81-91) B | |
| (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 |

Guide Price £585,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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