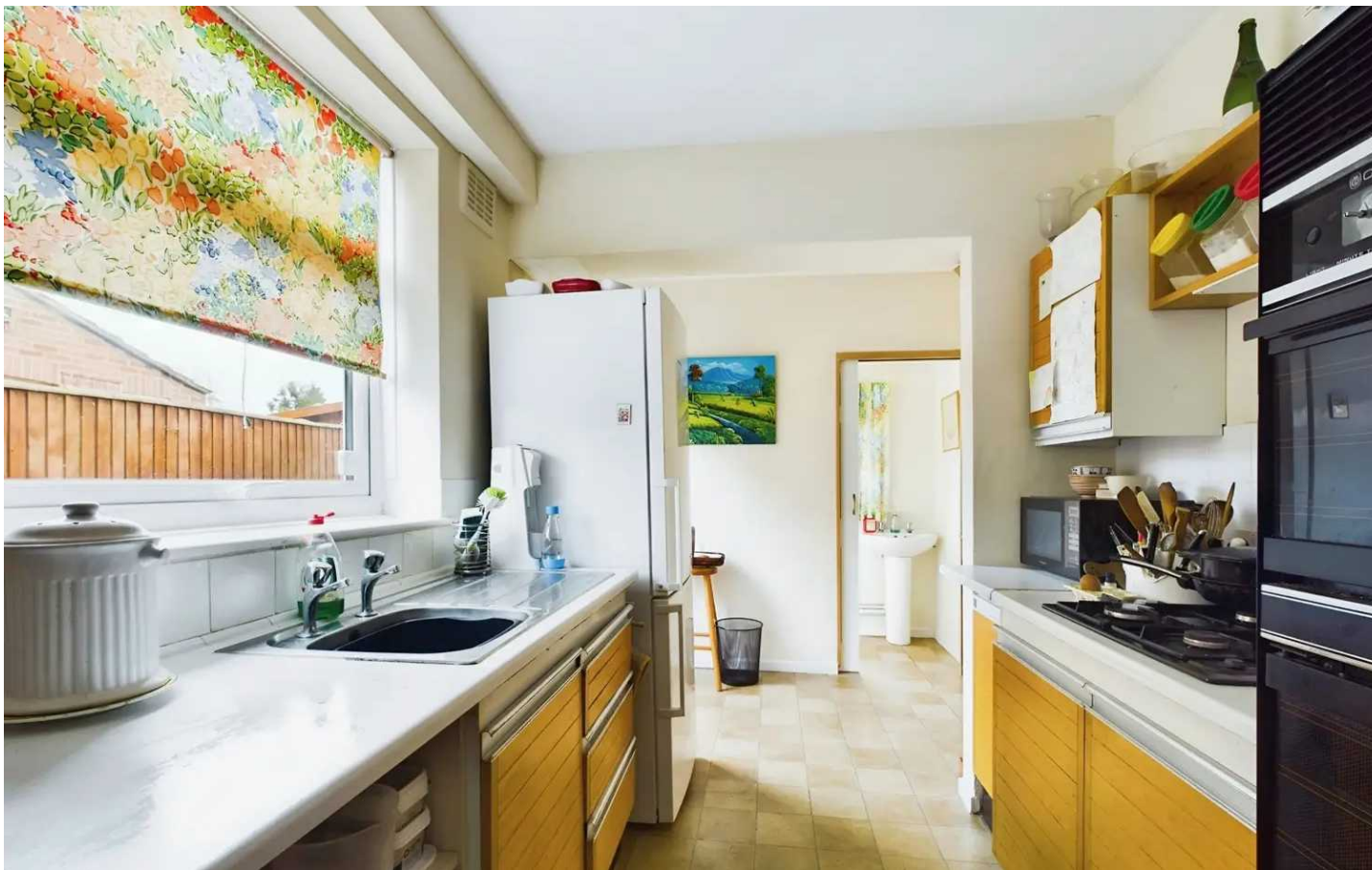




24 Miller Way, Brampton
£335,000

 **Oliver James**
Property Sales & Lettings



24 Miller Way

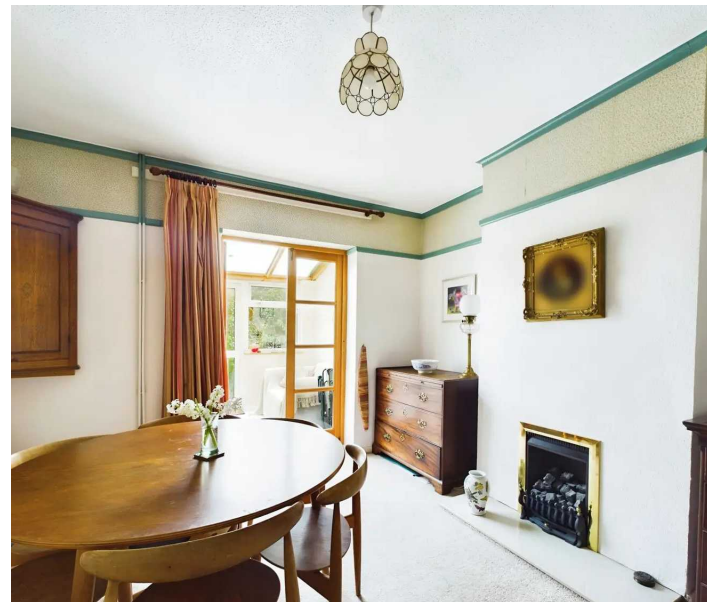
Brampton, Huntingdon

An established semi-detached home with single garaging and 88ft long easterly facing garden. Offering lots of potential for extension or reconfiguration.

Council Tax band: C

Tenure: Freehold

- An established semi-detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 975 sq/ft / 90.61 sq/metres.
- The Total Plot Size is 0.10 acres.
- A lovely easterly facing rear garden measuring approximately 88ft in length.
- Potential for reconfiguration or extension, subject to consent.
- A single garage with plenty of driveway parking to the front.
- Situated within walking distance of the local shops, schooling and amenities.
- 2.4 miles / approximately 15 minutes cycling to Huntingdon Train Station.
- EPC: D.





INTRODUCTION

The property is situated in an established area in Brampton and is set back from the road with parking to the front and garaging. To the front of the property is a small porch and the entrance hall leads to the two generously sized reception rooms. The kitchen is fitted with cupboard units and a worksurface as well as having side access and a handy downstairs toilet to the rear. Upstairs are three well proportioned bedrooms as well as a family bathroom with shower over the bath.

LOCATION

Brampton is a most attractive and popular residential village which has retained huge amounts of original character and as such boasts a quaint village High Street offering a range of local shops including a garden centre, public houses such as the Black Bull Pub, an art shop, hairdressers, bakery, butcher, chemist, a doctors surgery, a dentists and an array of small shops including a Co-Op. It is also home to the Brampton Park Golf Club, situated on Buckden Road, approximately 0.4 miles away. Brampton provides good access to the A1 and A14 Road Networks. Situated within Huntingdon, just over a mile away, is Huntingdon Railway Station which provides a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

