



60 Belle Isle Crescent, Brampton
£340,000

 **Oliver James**
Property Sales & Lettings



60 Belle Isle Crescent

Brampton, Huntingdon

Beautifully presented and ideally sited on a large corner plot of 0.18 acres offering plenty of potential for extension, a large detached workshop and lots of driveway parking. Council Tax band: A

Tenure: Freehold

- Three bedroom semi-detached home.
- Driveway parking for numerous vehicles.
- Large workshop with power & lighting.
- Large corner plot measuring 0.18 acres in total.
- Potential for extension, subject to the relevant consent.
- Contemporary kitchen with integrated appliances and breakfast bar area.
- A 15 minute cycle ride to Huntingdon Train Station - fast lines to London in under 50 minutes.
- 30 minute drive to central Cambridge.
- Easy and quick access to local primary and secondary schooling.
- EPC: TBC.





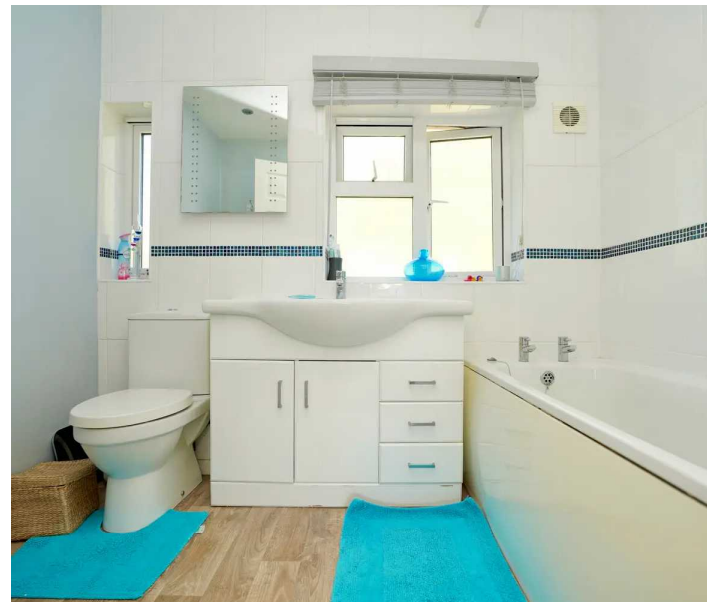
INTRODUCTION

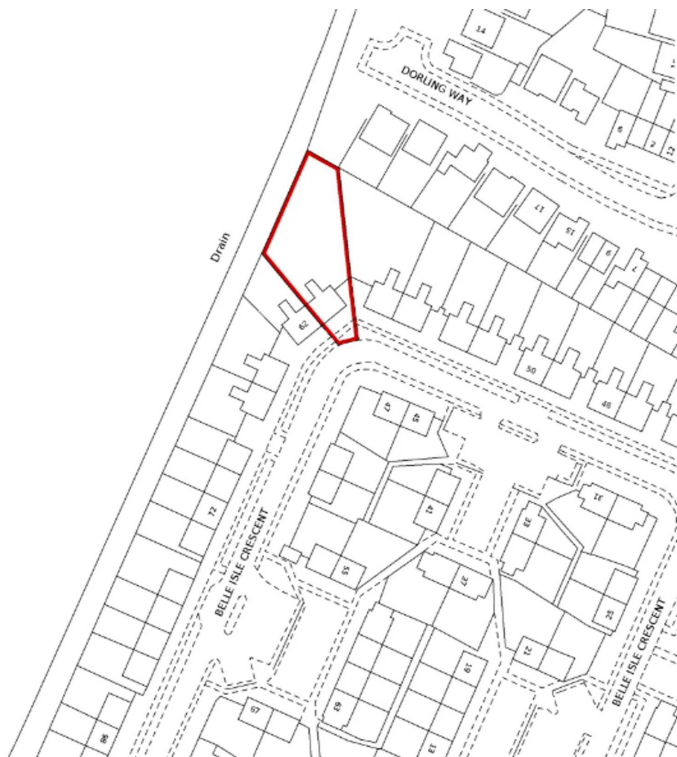
Tucked in the corner and benefiting from one of the largest plots on the development measuring 0.18 acres, this lovely home offer lots of potential for extension or keen gardeners to flourish. A large workshop is sited to the rear which could be used as storage or potential for conversion to a home office, gym or salon subject to requirements. The property itself has been upgraded throughout with a lovely, sociable kitchen with integrated appliances, two reception rooms and a downstairs WC with plenty of storage cupboards. Upstairs the bedroom are all a good size with storage and the bathroom has been opened up into one large room with a modern three piece suite. Situated in the ever popular and sought after village of Brampton, this home offers endless opportunities for a family to enjoy the spacious plot and living accommodation all located within close proximity to schooling and great local amenities.

LOCATION

The property is located on a quiet road within Brampton, a short distance from the village Post Office & NISA convenience store as well as local route bus stops, The Hare On The Green Public House, village green & Nursery/Primary School. The village doctor's surgery is also located within a short walk.

Brampton is an attractive and popular residential village which has retained significant amounts of original character and, as such, boasts a handy village High Street offering a range of local shops including a bakery, butcher, takeaways, art & gift shops, hairdressers, chemist, a dentists & convenience stores.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

