



Brampton Road, Cambridge
CB1 3HL

Pocock+Shaw

142 Brampton Road
Cambridge
Cambridgeshire
CB1 3HL

An extended 1930's 2/3 bedroom house in need of updating but offering great potential in this popular and convenient Romsey Town position, offered for sale with no chain.

- 1930's three bedroom terraced house
- First floor bathroom
- Convenient and sought after area of the city
- Scope to remodel/update
- Solid wall external insulation
- Long rear garden
- No upward chain

Guide Price £435,000



Brampton Road is located off Coldham's Lane in the favoured Romsey Town area. Romsey Town has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for most ages. Conveniently situated for the mainline station to London Kings Cross & London Liverpool Street, Addenbrookes Hospital and the city centre.

This extended 2-3 bedroom property would now benefit from updating but offers great scope and potential to remodel. The property has had external solid wall insulation added in 2015 and benefits from an attractive front garden and a sunny and private rear garden.

Offered with no upward chain, the accommodation in detail comprises;

Ground Floor

Storm porch with part glazed door to

Entrance lobby with stairs to first floor, radiator, coat hooks.

Living/ Dining room 23'2" x 13'6" (7.05 m x 4.11 m) with bay window to front, window to rear, understairs cupboard, two radiators, gas fire on tiled base with back boiler (currently not working). Door to

Kitchen 11'6" x 6'1" (3.51 m x 1.86 m) with part glazed door and window to side, range of painted hand built units, stainless steel sink unit and drainer, space for under counter fridge, gas cooker point, ceiling mounted spotlight unit, door to

Rear lobby with radiator, opening onto utility area and door to

Cloakroom with window to side, WC.

Utility area 6'1" x 4'5" (1.86 m x 1.35 m) with window to side, space and plumbing for washing machine, wash basin with tiled splashbacks, space for freezer, wall units.

First Floor

Landing with loft access hatch, doors to

Bedroom 1 12'8" x 10'8" (3.85 m x 3.26 m) with bay window to front, built in wardrobes to one wall, radiator, picture rail, built in shelved cupboard.

Bedroom 2 13'9" x 6'2" (4.18 m x 1.89 m) with window to side, radiator, airing cupboard with lagged hot water tank and slatted wood shelving, door to

Bedroom 3 7'11" x 7'0" (2.41 m x 2.13 m) with window to rear with views to garden, radiator, double doors to built in wardrobe cupboard with clothes hanging rail.

Bathroom with window to side and window to rear, panelled bath with tiled surround and chrome mixer taps and shower attachment, wash handbasin, wc, radiator.

Outside The property enjoys being set back from the road with a delightful front garden comprising well stocked flower and shrub borders, shaped lawn, wrought iron gate and retaining hedge, path to front door. The westerly facing rear garden is another particular feature of the property with lawn, pergola, vegetable growing area, pathway running the length of the garden.

Garden store with window to side. The store is of asbestos construction and will likely be disposed of (appropriately) by any incoming purchaser and replaced with a more modern garden studio/garage. The garden extends to approximately 18m (min) excluding the side access and offers a high degree of privacy.

Agents Note The roof to the utility room and WC is of asbestos construction.

The property at 144 has been vacant for many years, the current owner at 142 has experienced no problems as a result of this. The City Council are aware the property is empty, but cannot take action as the owner pays council tax on the property.

Services All mains services.

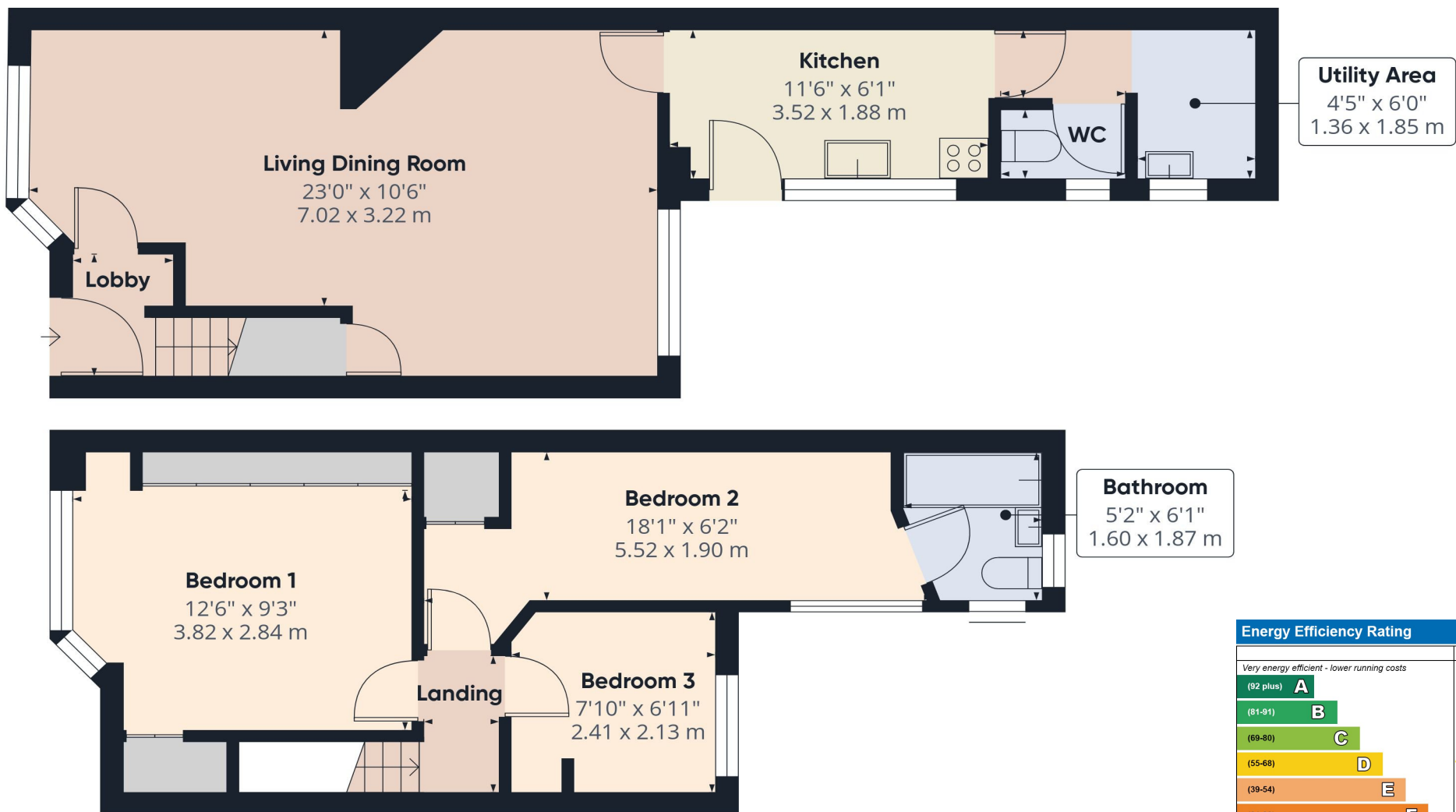
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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