



82 Brampton Road, Cambridge, CB1 3HL  
Guide Price £540,000 Freehold



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01223 323130



- 722 sqft / 67 sqm
- 1930's semi-detached property
- Detached garage & on-street bay parking
- Garden studio/study room
- Double-glazed windows throughout
- 2 bed, 2 reception, 1 bath
- Open plan sitting/dining room with pine floorboards
- West-facing rear garden. Plot size - 0.06 acres
- Gas-fired central heating system to radiators
- EPC – D / 63

**Viewing**  
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

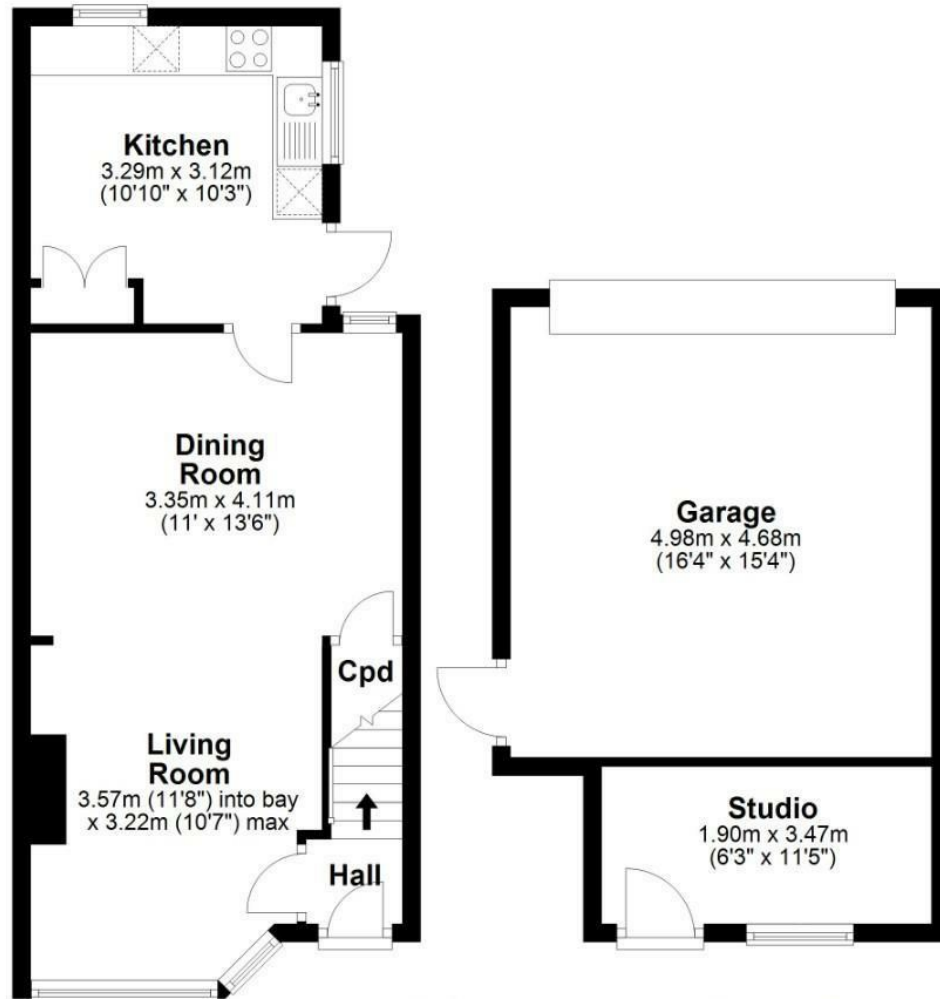






## Ground Floor

Main area: approx. 38.9 sq. metres (419.1 sq. feet)  
 Plus garages, approx. 23.3 sq. metres (250.8 sq. feet)  
 Plus outbuildings, approx. 6.6 sq. metres (71.0 sq. feet)

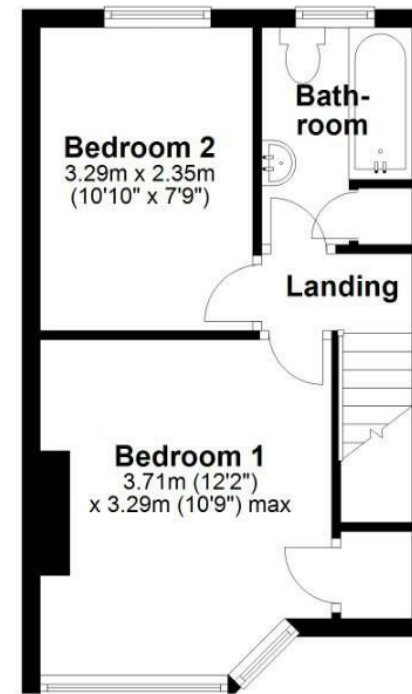


Main area: Approx. 67.1 sq. metres (722.8 sq. feet)  
 Plus garages, approx. 23.3 sq. metres (250.8 sq. feet)  
 Plus outbuildings, approx. 6.6 sq. metres (71.0 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.

## First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







