



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



rah.co.uk
01223 323130

A WELL-PRESENTED, END OF TERRACE HOUSE ON BRAMPTON ROAD BENEFITTING FROM A WEST-FACING REAR GARDEN AND RECENTLY CONSTRUCTED DETACHED GARAGE WITH SEPARATE STUDY/STUDIO AREA. MILL ROAD AND CAMBRIDGE STATION ARE BOTH WITHIN EASY REACH.

- 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

This attractive two bedroom, bay-fronted end of terrace house offers improved and well-presented accommodation, which benefits from a spacious kitchen and a first-floor bathroom suite.

Situated in Romsey Town, the property is perfectly placed and within easy reach of a wide range of independent facilities on Mill Road and Cambridge Station. The city centre is within reach by foot or bicycle.

The property is well-positioned on a quiet, tree-lined road providing parking and rear vehicular access along a lane to a recently constructed, oversized garage with a separate studio space. Set behind an established and enclosed front garden providing side access to the rear garden.

The accommodation comprises an entrance hall, a bright and airy open plan sitting/dining room with restored pine floorboards, a bay window and an attractive open fireplace. The dining area provides a useful understairs storage cupboard. A well-equipped and spacious kitchen with attractive floorboards, provides a range of low-level units and drawers (including two pull out larders beneath ceiling height cabinets), working surfaces and space for a range of freestanding appliances. There is access to the garden from the kitchen.

Upstairs, the landing area leads to a family bathroom suite and two double bedrooms. Bedroom one benefits from a bay window and a walk-in wardrobe. There is access to the loft, which is fully boarded providing excellent storage space.

Outside, an established west-facing rear garden provides a private seating area, lawn with colourful and well-stocked borders and a neat pathway leading to a studio, which has a bespoke solid oak desk for two people, and a broad garage with an electric powered door.

Agent's Note

The property benefits from external wall insulation to the side and rear elevations

There is active planning permission, with architect-designed plans, to remodel the ground level (creating a new living room with access onto the garden) and add a first floor rear extension (application no: 11/1057FUL) (11/1057/FUL | Remodelling of existing extension at ground floor level at rear of property (to create new living room with access onto garden) and first floor rear extension (over new living room).

There are also architect-designed plans for an alternative remodelling of the ground level. These were Council approved in 2012 and would require renewal (application no: 12/0079/FUL) (12/0079/FUL)

Location

Brampton Road is conveniently situated just off Coldham's Lane, less than half a mile from Mill Road in the favoured Romsey Town area.

The area 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 all ages. The property is located just 1.5 miles from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of eateries.

Brampton Road is well placed for the mainline station to London King's Cross & London Liverpool Street, as well as Addenbrooke's Hospital which is situated just 2.5 miles from the property.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

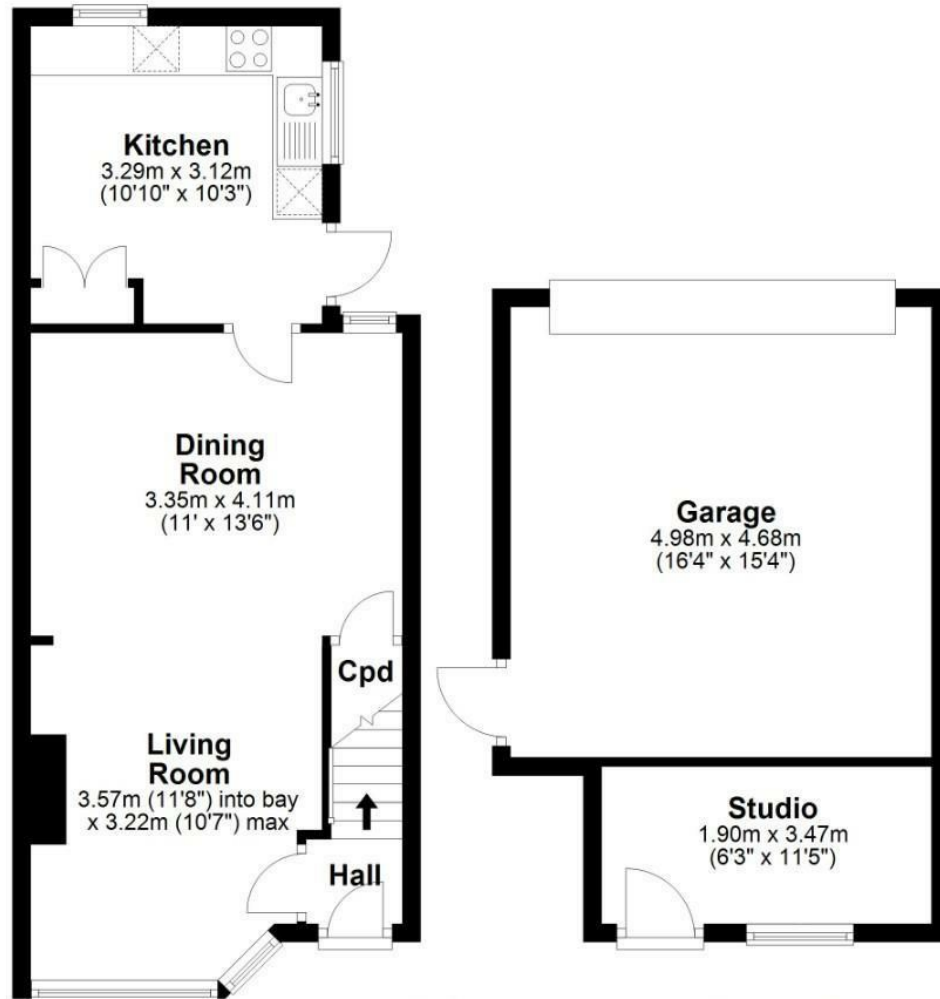
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





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)

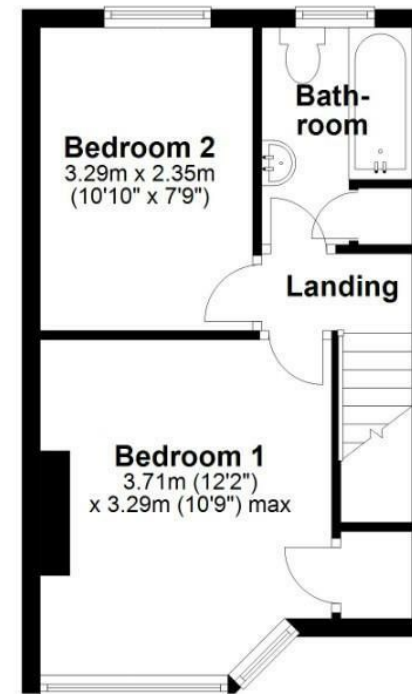


Main area: Approx. 67.1 sq. metres (722.8 sq. feet)
 Plus garages, approx. 23.3 sq. metres (250.8 sq. feet)
 Plus outbuildings, approx. 6.6 sq. metres (71.0 sq. feet)

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		
(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	

