

16 Brampton Road, Cambridge, CB1 3HL

Offers In Excess Of £500,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A BEAUTIFULLY RENOVATED, TWO-TO-THREE-BEDROOM, END-OF-TERRACE HOME OFFERING STYLISH ACCOMMODATION INCLUDING A HIGH-SPEC, DETACHED STUDIO/BEDROOM. THE PROPERTY OCCUPIES AN EXCELLENT, EAST CITY LOCATION A SHORT DISTANCE FROM THE CITY CENTRE.

- 1930's end-of-terrace home (2 beds + 1 bed studio)
- Open-plan kitchen/dining room
- Stylishly refitted, 4-pc bathroom
- Street parking
- Double glazing throughout
- 975 sqft / 90 sqm
- Plot size of approx 0.06 acres
- Front and rear gardens
- Gas central heating to radiators and underfloor
- Detached studio with double bedroom, en suite, office and storeroom

This superb end-of-terrace house has been updated and improved by the current owners and is beautifully presented throughout, with stripped wooden floorboards and original features . A particular highlight is the very impressive garden studio, which provides comfortable accommodation including an en suite bedroom, office, and storage.

The property enjoys an excellent location in Romsey Town, a stone's throw from Coldham's Common and very well-placed for access to a wide range of independent facilities on Mill Road and Cambridge Station. The city centre is within reach by foot or bicycle.

On the ground floor, the entrance hall opens into the bay-fronted living room, which, in turn, leads to the very well-appointed kitchen/dining room, which has double doors opening onto the rear garden and a part-vaulted ceiling with a roof light. The attractive Shaker-style kitchen is very well-equipped with a range of fitted units, a butler sink, pantry cupboard and a range of integrated appliances including a double oven, an induction hob, a fridge/freezer, a dishwasher and a washing machine.

Upstairs, there are two bedrooms and a hatch from the landing with pull-down ladder to the loft space. The family bathroom has been stylishly refitted and includes underfloor heating, a freestanding bath, a corner shower cubicle, a wash basin with vanity unit, a WC and a heated towel rail.

Outside, the property is set back from the road behind a picket fence and a low-maintenance garden with a cobbled path. Gated side access leads to the delightful, west-facing rear garden, which is predominantly laid to lawn and has patio seating areas at both the front and rear. There is a side border with a range of trees and shrubs, and an outside WC, which adjoins the house.

A recently built detached studio provides versatile additional accommodation and storage. It is finished to a high specification and comprises a double bedroom with a three-piece en suite shower room, an office, and a useful storage space with up-and-over doors opening onto a rear lane, providing easy access for cycles.

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 -

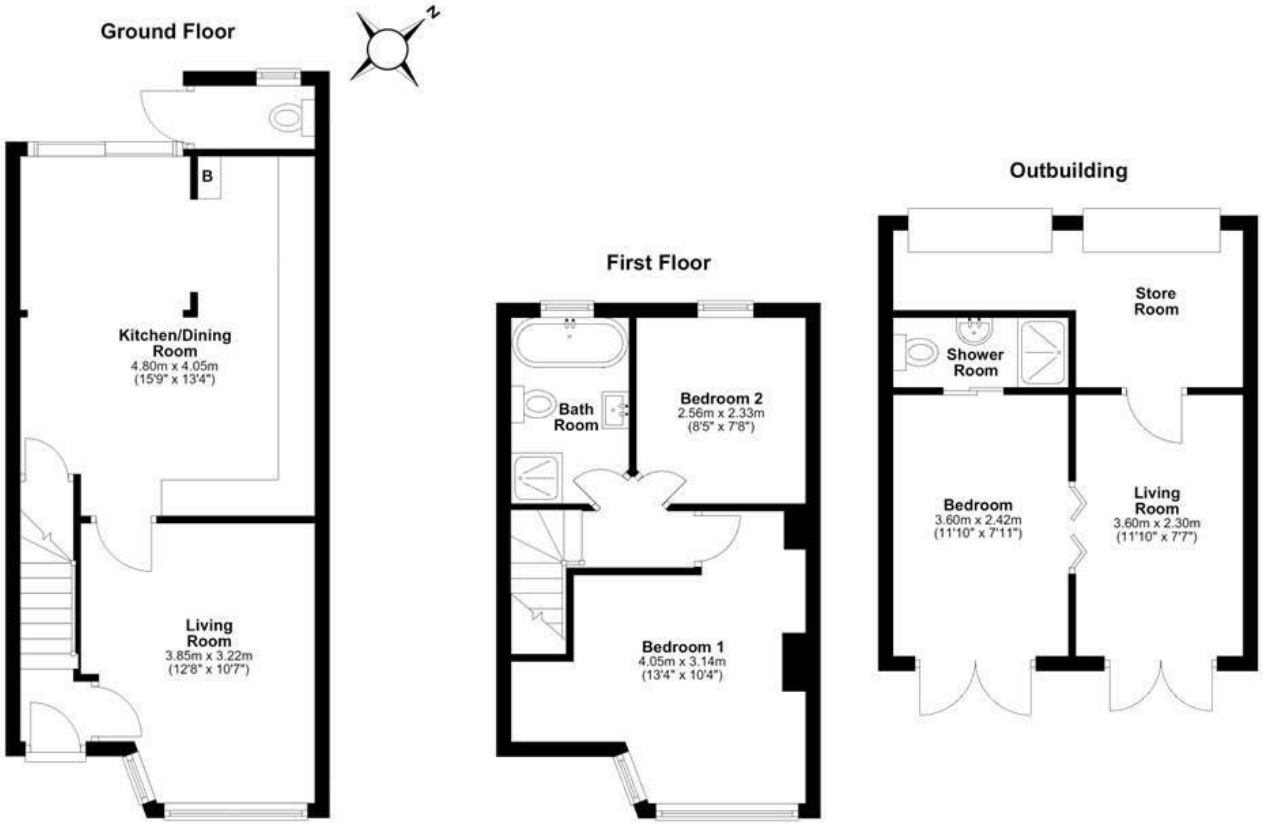
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

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

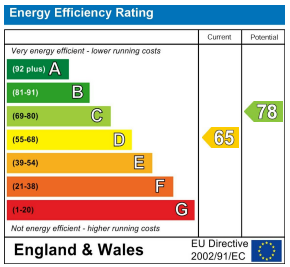








Approx. gross internal floor area 90 sqm (975 sqft) including Outbuilding



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















