



50 Brampton Road, Cambridge, CB1 3HL
Guide Price £425,000 Freehold



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A THREE-BEDROOM END OF TERRACE HOUSE REQUIRING MODERNISATION WITH A WEST-FACING GARDEN AND DETACHED GARAGE, LOCATED ON BRAMPTON ROAD. THE PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN.

- 1930's end of terrace house
- 3 bedrooms, 2 receptions, 1 bathroom
- West-facing rear garden
- Double glazing throughout
- EPC – D / 58
- 743 sqft / 69 sqm
- Scope for expansion and modernisation
- Garage and on-street bay parking
- Gas central heating to radiators
- Council tax band – C

This bay-fronted end of terrace house is located on a popular road in Romsey Town, close to Mill Road, Coldham's Common and Cambridge Station.

The property requires a full and comprehensive modernisation programme and offers excellent scope for various extensions, subject to the necessary planning consent. The property benefits from a long, west-facing rear garden and detached garage. The accommodation comprises a small entrance hall with staircase rising to the first-floor level, a sitting room with bay window, a spacious dining room opening to a basic kitchen with access to the garden and an inner hallway leading to the bathroom suite.

Upstairs, a landing area leads to three bedrooms. Bedrooms one and two both provide built-in storage.

Outside, the property is set behind an enclosed front garden, which is predominantly laid to gravel and provides side access to the rear garden. The rear garden has a paved patio area, lawn and pathway leading to a detached garage. Vehicular access to the garage is via a back lane approached from Brampton Road and Cromwell Road.

Agent's Note

We believe the garage is made from asbestos sheets

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

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

Statutory Authorities.

Cambridge City Council
Council tax band - C

Fixtures and Fittings

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

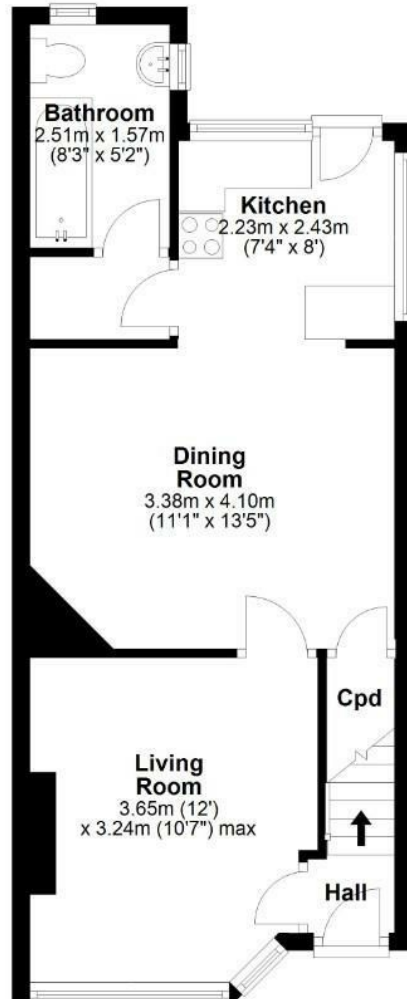
Viewing

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



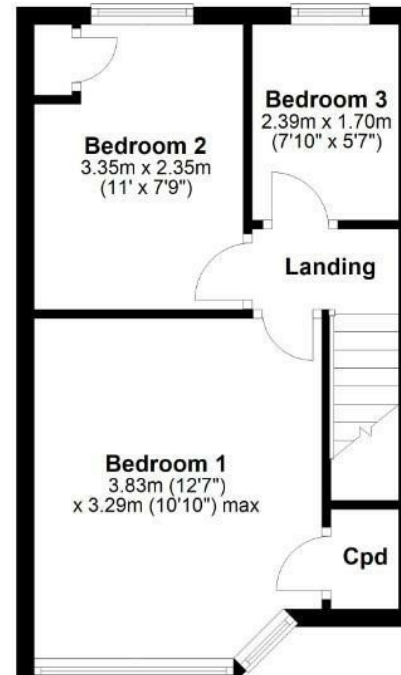
Ground Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.4 sq. feet)



Total area: approx. 69.1 sq. metres (743.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

Energy Efficiency Rating scale: A (92+) to G (1-20). Current rating: 58 (E). Potential rating: 80 (B).

