

133 Brampton Road, Cambridge, CB1 3HJ

Guide Price £420,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

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A CHARACTERFUL TWO-BEDROOM 1930S HOME WITH AN ESTABLISHED GARDEN, REAR VEHICLE ACCESS, OFF-STREET PARKING AND A GARAGE. OFFERED CHAIN FREE.

- 1930's terraced home
- 2 bedrooms, 1.5 bathroom, 2 reception rooms
- Plot size - approx 0.04 acres
- Gas-fired heating to radiators
- Potential to extend STPC
- 708.8 sqft / 65.8 sqm
- Utility room
- Garage and off street parking
- Front and rear gardens
- No onward chain

Situated on Brampton Road, Cambridge, this mid-terrace house offers approximately 708 sqft of accommodation arranged over two floors. Period details, two separate reception rooms and an established rear garden are complemented by scope to update the interiors to individual taste. The property has been rented out and managed by Redmayne Arnold and Harris and therefore the services to the property have been maintained to the highest of standards for the tenants.

An entrance porch opens into the front living room, where a bay window with decorative stained-glass upper panes provides an attractive focal point alongside a fireplace with a timber surround and patterned tiled detailing.
A separate dining room overlooks the rear garden and leads through to the galley kitchen. Fitted with pale green cabinetry and contrasting work surfaces, the kitchen includes a built-in oven, gas hob and extractor. Beyond lies a useful utility area and a separate cloakroom.

On the first floor, the principal bedroom extends across the front of the house, with a bay window and fitted cupboards. A second bedroom overlooks the rear, while the bathroom is fitted with a modern white suite comprising a bath with shower above, washbasin and a WC.

The rear garden incorporates lawn, mature trees and established shrubs, with a paved pathway running along one side. As the house backs on to allotments, the garden is more private and quieter than some locations. Rear vehicle access, off-street parking and a garage provide a valuable practical addition.

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 - C

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

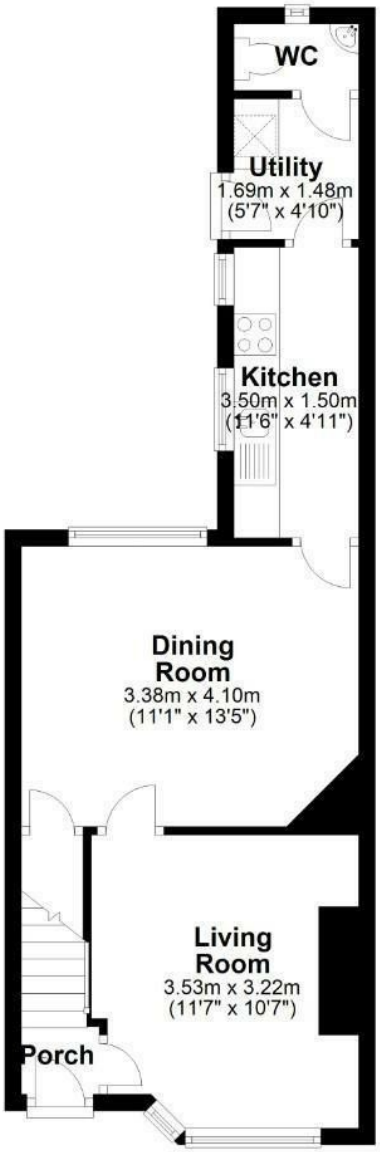
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.





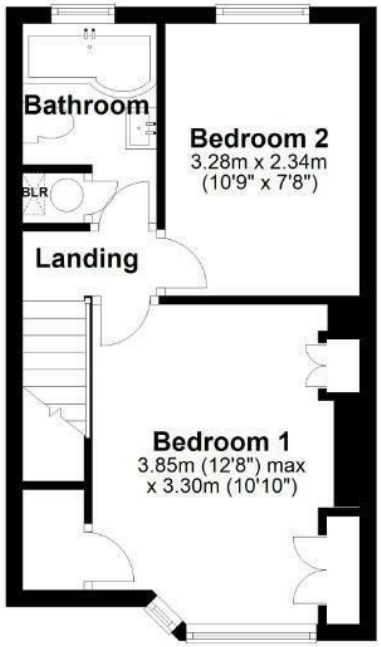
Ground Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



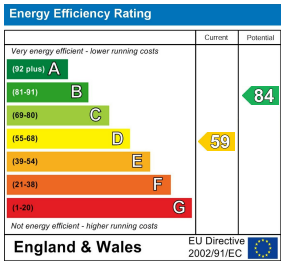
First Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 65.8 sq. metres (708.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.











