



## A refurbished 1930s home with a useful garden studio

**55 Brampton Road, Cambridge, CB1 3HJ**

£595,000 Freehold

**savills**







Recently refurbished • Well proportioned kitchen and breakfast room • Flexible garden studio, equipped with shower room • Fabulous near-central location • Offered with no onward chain

#### Local information

55 Brampton Road is situated in the University city of Cambridge, located approximately just half a mile from the popular Mill Road.

There is a wide range of cultural and recreational amenities within the city, including The Fitzwilliam Museum, Cambridge University Botanic Garden and Kettle's Yard. There is punting available on the River Cam and various green spaces around the city including Midsummer Common, Parkers Piece and Lammas Land. There is a live music and comedy venue 'The Junction' located by the Cambridge Leisure Centre, approximately 0.4 miles away from the station. There is an excellent range of fashionable bars and 'local' pubs along Mill Road. Cambridge University Cricket Club and Parkside Pools and Gym leisure centre are also just 1.3 miles away (approx.), the latter of which offers a gym, 25 metre swimming pool, diving pool with boards and an onsite café.

Cambridge has also become recognised as an important centre for the 'high tech' and 'bio-tech' industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus.

For shopping, there is a popular busy daily market in Cambridge Market Square and further facilities can be found at The

Grafton Centre and Grand Arcade shopping malls in central Cambridge.

Cambridge railway station is approximately 1.1 miles away with regular services into London Liverpool Street and Kings Cross, with journeys taking from 50 minutes, as well as Stansted and Gatwick Airports. Cambridge is well connected for the A14, A10 and M11 which in turn leads to access down to the south towards London and Stansted.

Schools for all age groups in Cambridge centre in both state and independent sectors including The Leys, The Perse, St Faith's and The Stephen Perse Foundation. Brampton Road is in the catchment area for St Phillip's CofE Aided Primary School and for secondary schooling, Coleridge Community College. There is also Long (2.5 miles) and Hills Road (1.4 miles) sixth form colleges for 16+ year olds.

All distances and times are approximate.

#### About this property

55 Brampton Road is an attractive 1930s property which has undergone a major reconfiguration and refurbishment by the current owner.

The house is approached via a pathway behind a picket fence, leading through a nicely planted front garden with perennial



shrubs and plants to the front door. To the left of the home is a beautifully proportioned sitting/ dining room with a wood burner that has shelves on either side, which is further enhanced by attractive wooden flooring. From this room, through the glazed door, is the kitchen breakfast room with a well-appointed kitchen. There is a wide array of floor and wall mounted units with integrated double ovens and microwave. Beyond the kitchen is a sitting area with a vaulted ceiling and bi-folding doors that provide access out into the garden.

Upstairs the property is currently arranged as a main bedroom and a small second bedroom, with stairs that lead up to a mezzanine area.

The pretty bathroom has a freestanding double ended clawfoot bath tub, a separate shower and attractive white sanitary ware and stainless steel fittings.

Outside beyond the bi-folding doors is a terrace, which spans the width of the property, and a footpath that leads through a gorgeous garden. This well-stocked pretty space leads down to a useful studio that has been built to a high specification, with full planning permission and building regulations approval, with a shower room and which has the benefit of a wide number of uses.

The property which is being sold with no upward chain measures approximately 1027 sq ft.

**Tenure**

Freehold

**Council Tax**

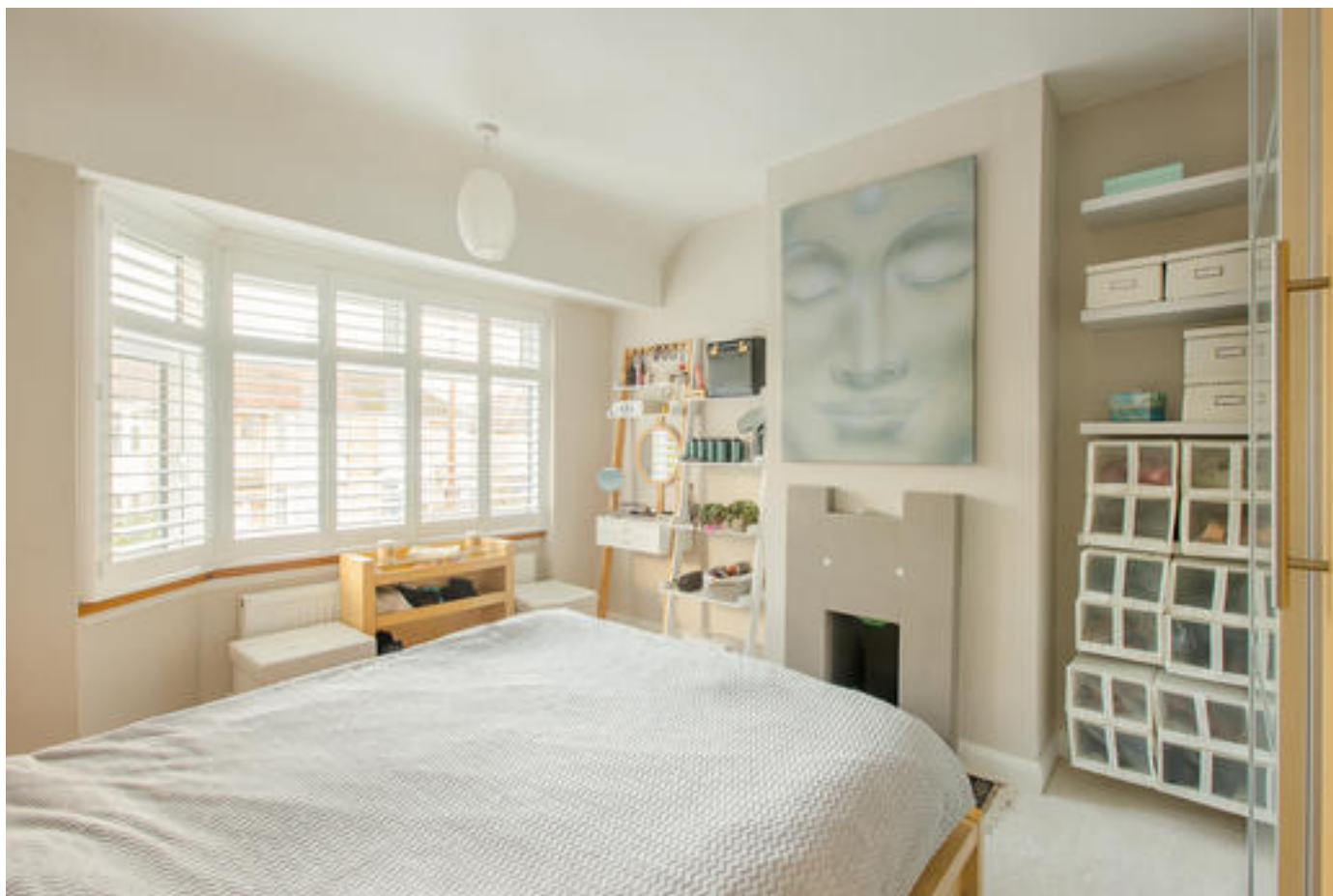
Band = C

**Energy Performance**

EPC Rating = D

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills








Approximate Area = 95.4 sq m / 1027 sq ft  
Outbuilding = 19.4 sq m / 209 sq ft  
Total = 114.8 sq m / 1236 sq ft  
Including Limited Use Area (3.8 sq m / 41 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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