



9 Abbott Close, Brampton
£325,000

 **Oliver James**
Property Sales & Lettings



9 Abbott Close

Brampton, Huntingdon

A lovely two / three bedroom semi detached home with single garaging in a pleasant cul-de-sac location, close to local amenities and schooling.

Council Tax band: C

Tenure: Freehold

- Semi detached home.
- Two / three bedrooms.
- The Gross Internal Floor Area is approximately 771 sq/ft / 71 sq/metres.
- Extended kitchen / dining room with a downstairs cloakroom.
- Low maintenance, easterly facing rear garden.
- Situated within walking distance of local schooling, amenities and the high street.
- Contemporary kitchen and bathroom fittings.
- Pleasant, cul-de-sac location with no through traffic.
- Single garage with power and lighting.
- EPC: C.





INTRODUCTION

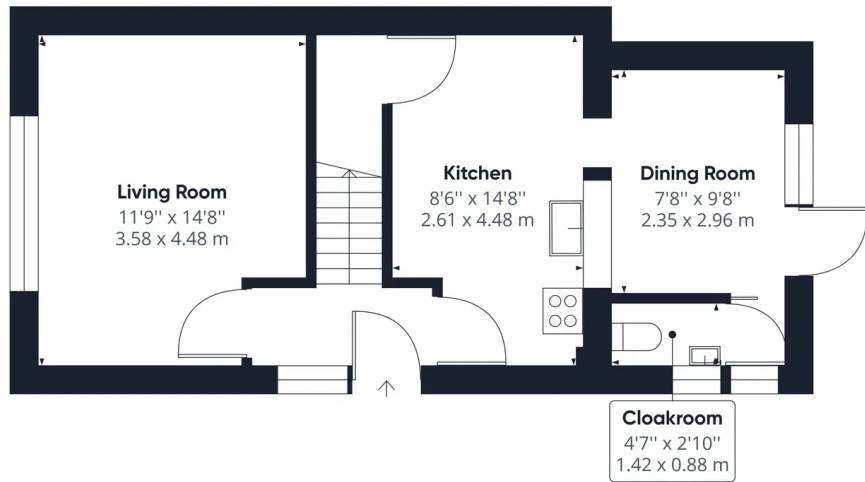
Tucked down the end of a quiet cul-de-sac, this semi detached home benefits from being on a road with no through traffic. There is a gravelled driveway to the side providing parking for multiple vehicles. To the front of the property is a well proportioned living room, the kitchen being to the rear with an extension providing a dining area as well as downstairs cloakroom. Upstairs are three bedrooms, the smaller two are interlinked, with a contemporary family bathroom. The rear garden is low maintenance with a single garage providing plenty of storage.

LOCATION

The property is located on a quiet road within Brampton, a short distance from the village Post Office & NISA convenience store as well as local route bus stops, The Hare On The Green Public House, village green & Nursery/Primary School. The village doctor's surgery is also located within a short walk. Brampton is an attractive and popular residential village which has retained significant amounts of original character and, as such, boasts a handy village High Street offering a range of local shops including a bakery, butcher, takeaways, art & gift shops, hairdressers, chemist, a dentists & convenience stores. Brampton has excellent access to the A1 and A14 Road Networks, providing ready access to major hubs locally & nationally. Brampton is situated just a mile from Huntingdon Railway Station, which is accessible via a cycle path, and provides a direct service to London Kings Cross in just 45 minutes.







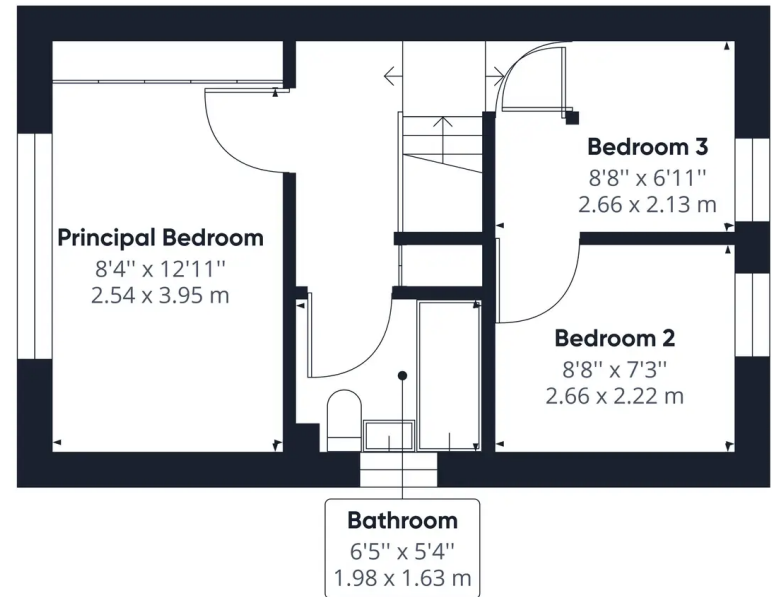
Approximate total area⁽¹⁾
451.51 ft²
41.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 1



Approximate total area⁽¹⁾
319.96 ft²
29.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1 Building 1