



108 High Street, Brampton  
£450,000

 **Oliver James**  
Property Sales & Lettings



## 108 High Street

Brampton, Huntingdon

A detached home with refitted kitchen sitting on a mature plot of 0.11 acres offering potential for extension, subject to the relevant consent. No forward chain.

Council Tax band: E

Tenure: Freehold

- An established detached family home.
- Four good size bedrooms.
- The Gross Internal Floor Area is approximately 1124 sq/ft / 104 sq/metres.
- A Total Plot Area of approximately 0.11 acres.
- Sought after village location.
- A newly fitted contemporary kitchen.
- Double garage with potential for conversion, subject to consent.
- The property is sold with no forward chain.
- Central village location within walking distance of local amenities.
- EPC: D.





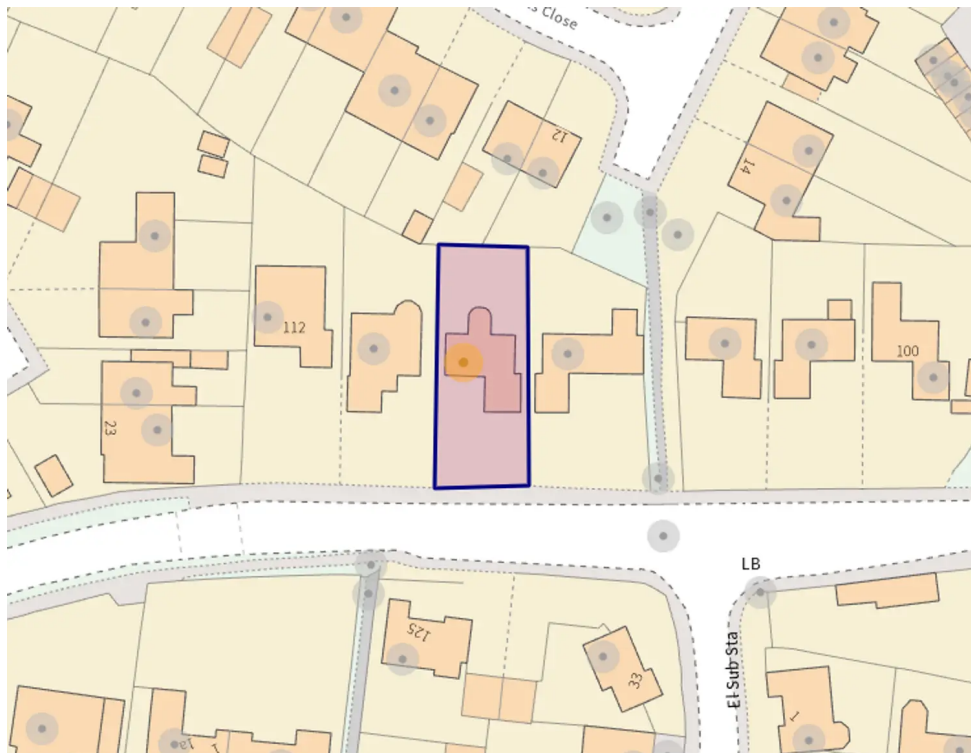
## INTRODUCTION

To the front of the property is a large driveway providing parking for numerous vehicles, leading to the double garage which has power and lighting. There is an entrance porch into the entrance hall, with a large living / dining room feeding through into an extended conservatory. The kitchen has just been beautifully refitted with a range of contemporary wall and base mounted cupboard units with side access into the garden. There is also a downstairs cloakroom. Upstairs are four well proportioned bedrooms as well as the family bathroom. Externally the property sits on a total plot of 0.11 acres offering potential for extension or even conversion of the garage, subject to the relevant consent.

## 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, hairdressers, chemist, a dentists & convenience stores. Other amenities including a garden centre, The Black Bull Public House and Brampton Park Golf Club. Various walking trails and outdoor spaces are accessible throughout the local area, offering a range of activities around the year. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	83
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

