



8 Elizabethan Way, Brampton
£290,000

 **Oliver James**
Property Sales & Lettings



8 Elizabethan Way

Brampton, Huntingdon

An established bungalow with single garaging, modern wet-room and south-west facing rear garden. No forward chain.

Council Tax band: B

Tenure: Freehold

- Established semi-detached bungalow.
- Two bedrooms.
- The Gross Internal Floor Area is approximately 585 sq.ft. / 54 sq.metres.
- Single garage with power & lighting.
- Additional workshop (attached to the rear of the garage) with power and lighting.
- South / west facing rear garden.
- Situated within walking distance of local shops, bus stops & amenities.
- Modern fitted wet-room with shower room.
- The Property is sold with no forward chain.
- EPC: D.





INTRODUCTION

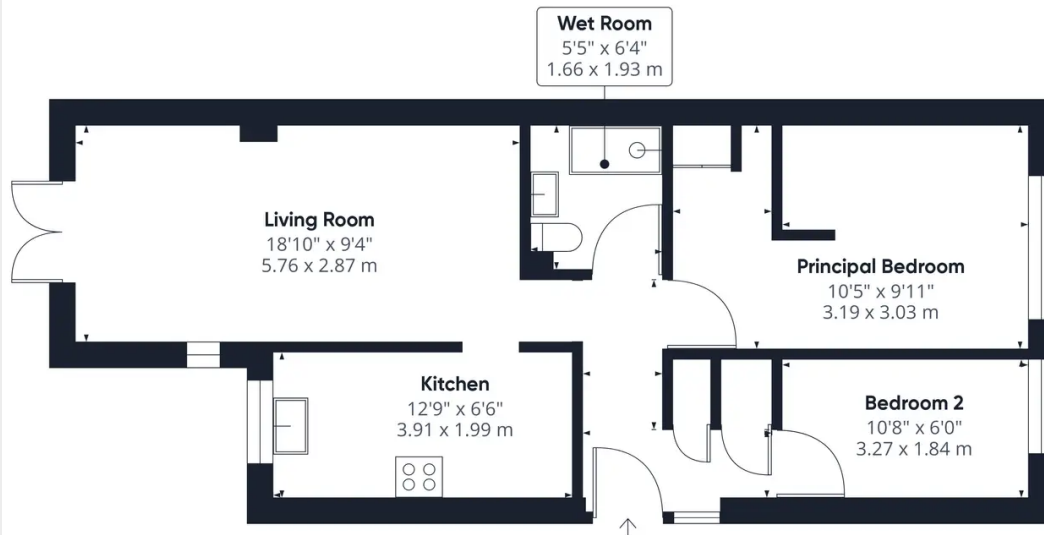
Tucked away within Elizabethan Way, an established residential street within Brampton and ideally placed close to local amenities, the bungalow has a block paved driveway to the side leading to the single garage and workshop. The principal bedroom is a great size with fitted wardrobes and the second bedroom is a single room or ideal as a office or craft room. The living room has doors into the rear garden and the kitchen is fitted with contemporary units with a window overlooking the garden. Completing the accommodation is a wet-room with tiled surrounds. The garden is south - west facing and fully enclosed by timber fencing.

EPC Rating: D

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.





Approximate total area⁽¹⁾
585.02 ft²
54.35 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

LOCATION CONTD

The village also features other amenities including a garden centre, plant nursery, 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. Local community clubs & initiatives include the Bram-shed workshop, crafts, allotments, fitness, sport & wellbeing as well as children's activity groups. 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.

