



40 Belle Isle Crescent, Brampton  
£325,000

 **Oliver James**  
Property Sales & Lettings





## 40 Belle Isle Crescent

Brampton, Huntingdon

An established semi detached home of 1044 sq/ft / 97 sq/metres on a large corner plot of 0.10 acres offering potential for extension, subject to consent.

Council Tax band: A

Tenure: Freehold

- Established semi-detached home.
- Three bedrooms - all with built in wardrobes.
- The Gross Internal Floor Area is approximately 1044 sq/ft / 97 sq/metres.
- The total plot size is approximately 0.10 acres.
- Two reception rooms.
- Driveway to the front of the property for numerous cars.
- Potential for extension to the side or rear, subject to the relevant consent.
- Walking distance to great local amenities within Brampton.
- Larger than average corner plot.
- EPC: D.





## INTRODUCTION

The property has a large driveway to the front of the property providing parking with the entrance door to the side as well as gated access into the garden. There is a large entrance hall with two storage cupboards as well as the downstairs cloakroom. The living room has windows to the front and opens into the dining room with the kitchen at the rear of the property, which is a good size with plenty of work surface and cupboard space. Upstairs are three bedrooms, all with fitted wardrobes a bathroom and separate WC. A real feature of the property is the larger than average garden which offers potential for extension to the property to the side or rear or a home office, workshop or garage in the garden.

## 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, 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.







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>	63	
(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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	



