



BRAMBLES, HARTINGTON GROVE, CAMBRIDGE

Carter Jonas

# BRAMBLES, HARTINGTON GROVE, CAMBRIDGE, CB1 7UB

- Cambridge Railway Station – approx. 0.9 mile
- Addenbrookes Hospital – approx. 1 mile

- 3 Bedrooms
- Generous sitting dining room
- Mature & private gardens
- Driveway parking
- Potential to extend (Subject to Consent)
- EPC rating E

## LOCATION

The location is ideal for anyone requiring access to the Railway station that provides direct rail links to London. Addenbrookes Hospital is also nearby, together with a range of excellent public and private schools and a wealth of shopping and leisure facilities.

## DESCRIPTION

This unique detached bungalow sits well back from the road and benefits from private driveway parking which leads to an attached single garage.

The entrance hall runs from front to back and provides access to all principal rooms, including three bedrooms, two of which are good size double bedrooms with the third serving well as a single bedroom or study.

The kitchen, which has been refitted recently in a modern style with a range of cabinetry and space for appliances, sits adjacent to a spacious dual aspect sitting room, with sliding glazed doors to the rear garden. This room provides the perfect space for entertaining and day to day family living.

## OUTSIDE

The property offers a generous and mature garden which wraps around two sides and ample driveway parking. Tucked away behind the garage is a large, paved area, which lends itself to further development to provide an additional bedroom or reception room, subject to the necessary consents.

## DETACHED THREE-BEDROOM BUNGALOW SITUATED IN A PRIVATE AND INCREDIBLY CONVENIENT SPOT IN THIS HIGHLY REGARDED SOUTH CITY LOCATION.



**ADDITIONAL INFORMATION:**

**TENURE:** Freehold

**SERVICES:** All main services are connected

**COUNCIL TAX:** Band D

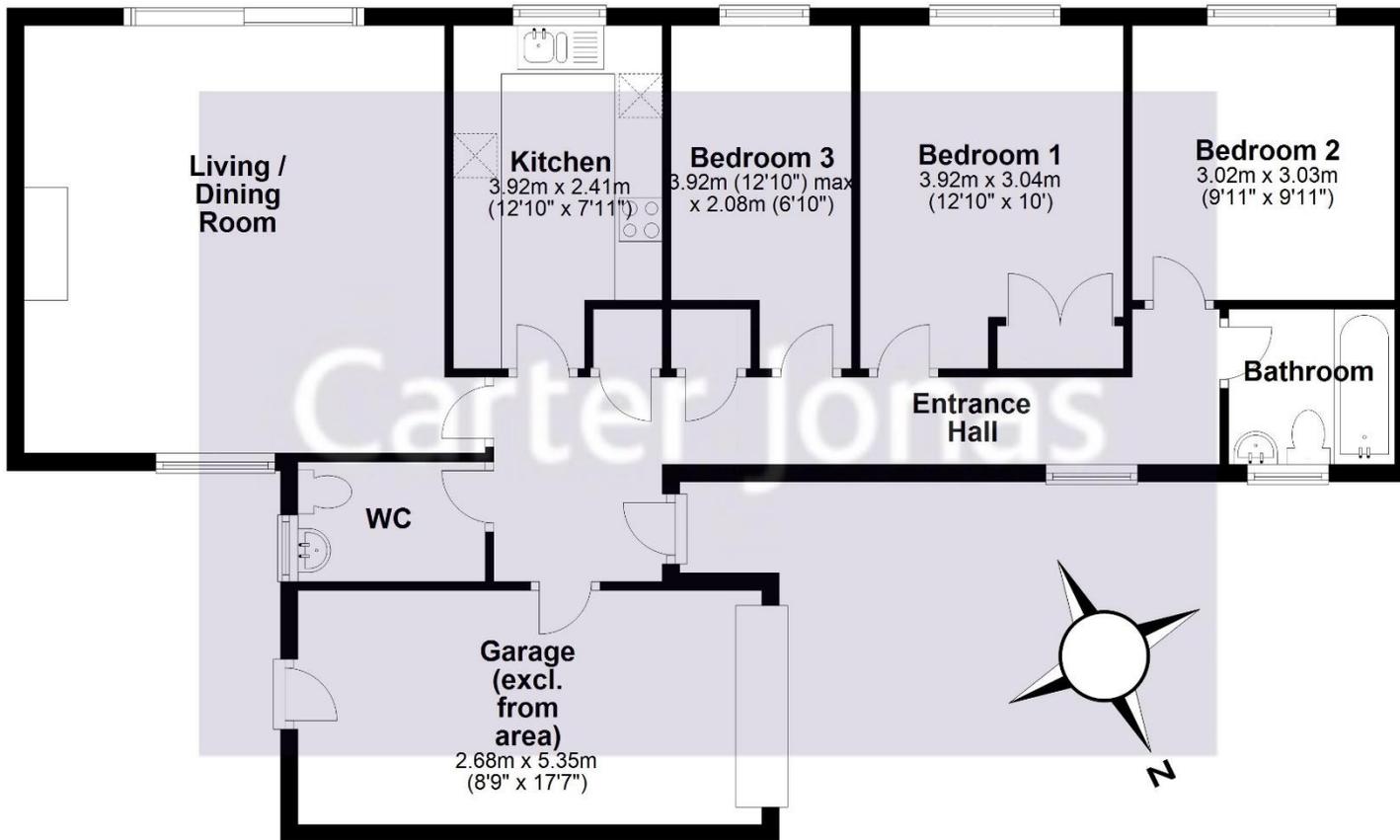
**LOCAL AUTHORITY:** Cambridge City Council

**VIEWINGS:** Strictly by appointment with Carter Jonas



## Floor Plan

Approx. 98.9 sq. metres (1064.7 sq. feet)



Total area: approx. 98.9 sq. metres (1064.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		10
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge Sales 01223 472011

cambridgenorth@carterjonas.co.uk  
1 Histon Road, Cambridge, Cambridgeshire, CB4 3BF

carterjonas.co.uk  
Offices throughout the UK

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data