



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

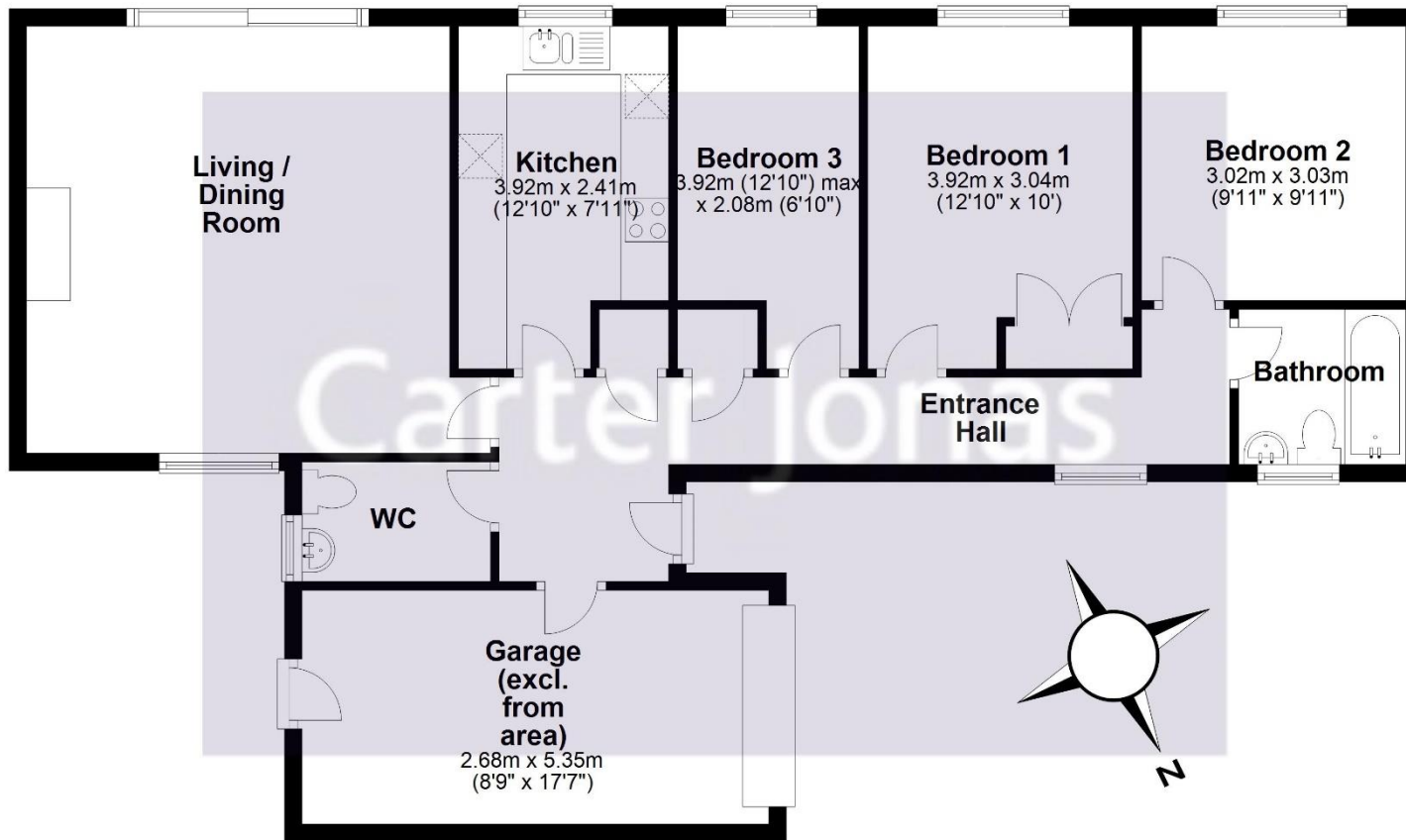
**VIEWINGS:** Strictly by appointment with Carter Jonas





## 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		60
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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### IMPORTANT INFORMATION

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Classification L2 - Business Data