



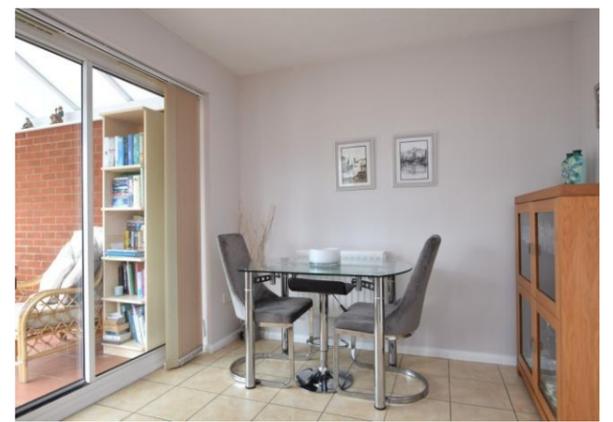
HARVEY ROBINSON

£290,000  
7 Bramble Court  
Brampton, PE28 4FQ

Harvey Robinson Estate Agents are thrilled to present this immaculately presented three-bedroom home, ideally located in the highly sought-after village of Brampton. This well-maintained 1990s property is perfect for first-time buyers or those looking to move straight in with no work required.

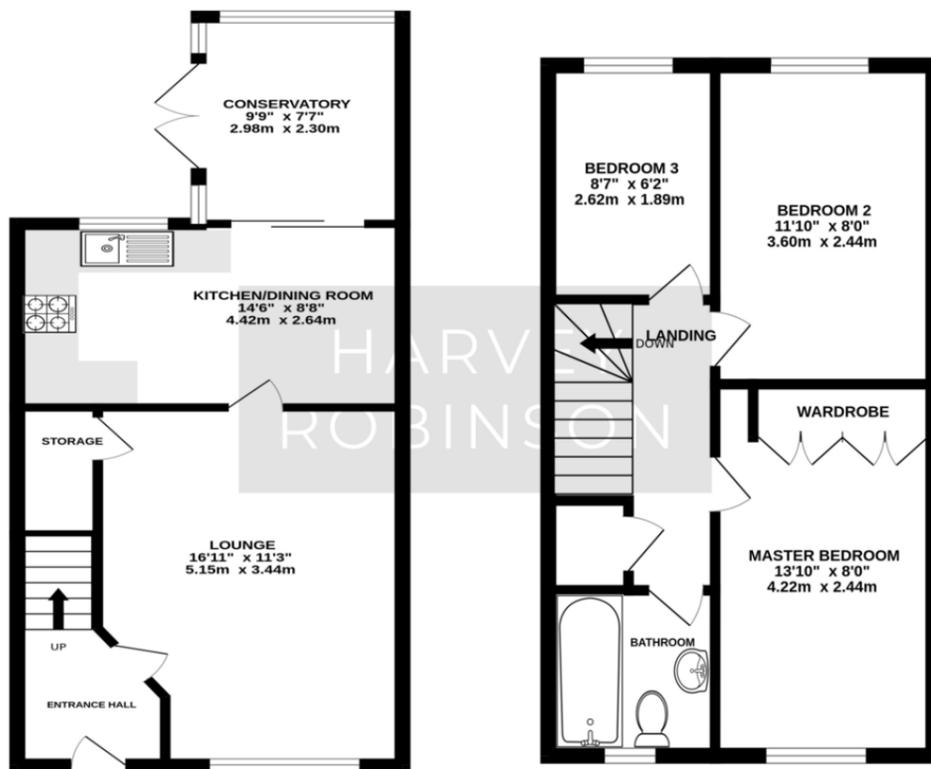
The accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge leading through to an open-plan kitchen/diner, complete with sliding doors opening into a charming conservatory—perfect for relaxing. Upstairs offers two generous double bedrooms, with the master bedroom benefiting from fitted wardrobes, a further single bedroom, and a modern family bathroom. Externally, the property boasts a fully enclosed rear garden ideal for outdoor living, along with two allocated parking spaces to the front.

This fantastic home must be viewed to be fully appreciated. For more information or to arrange your viewing, please contact our Huntingdon Office today.



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.  
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### FAQs

- Tenure: Freehold
- Age of Property: 1990
- Council Tax Band: C
- Vendors Onward Movements: Downsizing
- Boundary: Left hand side
- Garden Aspect: South - South/West Facing
- Primary School Catchment: Brampton
- Secondary School Catchment: Hinchingsbrooke
- Water Meter: Yes
- Age of Boiler: 2025
- Age of Windows: 2006
- Age of Conservatory: 2006
- Loft: Part boarded
- What3Words Location: ///game.spud.tricky

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

#### OFFICE ADDRESS

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#### CONTACT

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