



Fairfax Road, Cambridge, CB1 3AZ

**CHEFFINS**



## Fairfax Road

Cambridge,  
CB1 3AZ

3 2 2

Guide Price £650,000

A unique and rather special opportunity to acquire a well proportioned and extended semi-detached house, in a delightful and prominent location adjacent to allotments in an established and sought after residential area so conveniently placed for access to a vast range of local amenities, city centre and main line station. There is also a driveway/parking area and large integral garage, together with separate detached double garage to the rear.







## LOCATION

The property occupies a wonderful position adjacent to allotments within a sought after and established residential area, so conveniently placed at the end of Ross Street, just off Mill Road and within close proximity of an excellent range of local amenities, city centre and main line station.

## GLAZED FRONT ENTRANCE DOOR

leading to:

## ENTRANCE PORCH

with ceramic tiled floor, windows to either side and a sealed unit double glazed front entrance door leads to:

## ENTRANCE LOBBY

with radiator, staircase rising to the first floor and glazed door to:

## PRINCIPAL RECEPTION ROOM

A delightful spacious room currently utilised as a living room and adjacent dining room with sealed unit double glazed windows to front aspect, radiator, natural wood style flooring, central fireplace style recess with a gas coal effect fire, deep built-in storage/cloaks cupboard understairs, further radiator to the dining area and glazed door through to:

## INNER RECEPTION HALL

with radiator, natural wood style flooring, glazed opening and window which looks into the kitchen/breakfast room, opening to:

## REAR LOBBY

with ceramic tiled floor, coat hooks, door leading through to kitchen and sliding door to:

## BATHROOM

with white suite comprising bath with ceramic tiled walls around, electric wall mounted shower unit above, pedestal wash hand basin, low level w.c., bidet, ceramic tiled floor, radiator, glazed windows with frosted glass to rear aspect.

## KITCHEN/BREAKFAST ROOM

A generous kitchen with inset twin bowl stainless steel sink unit and mixer taps, cupboards beneath, extensive fitted base units comprising worktops with cupboards and drawers below, range of wall storage cupboards and glazed cabinets, integrated Stoves oven and grill and a 4 point gas hob with cover to side and extractor cooker hood above, radiator, space and plumbing for washing machine, space for refrigerator, glazed windows looking into the conservatory to rear, sealed unit double glazed door and step down to:

## CONSERVATORY/GARDEN ROOM

with feature ceramic tiled floor, sealed unit double glazed windows to side and rear aspect overlooking the gardens to the rear and allotments to the side. Sealed unit double glazed door and steps leading down to the rear garden.

## ON THE FIRST FLOOR

## LANDING

with trap door to roof space.

## PRINCIPAL BEDROOM 1

A wonderful light and spacious room with sealed unit double glazed windows to front aspect, two radiators, sealed unit double glazed windows to rear aspect with views over the allotments to the side and mature trees and gardens.

## BEDROOM 2

with double radiator, bay window to front aspect with sealed unit double glazed windows, built-in wardrobe/storage cupboard and further built-in shelved storage cupboard and wardrobe.

## BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect, picture rail.

## SHOWER ROOM

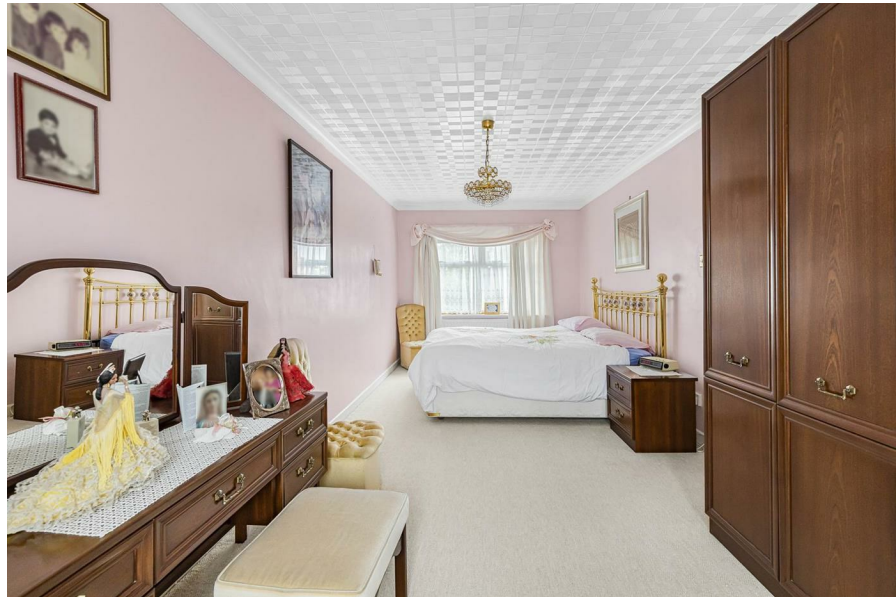
with a fitted shower unit and wall mounted shower, vanity style unit with inset wash hand basin, cupboards below, low level w.c., and bidet, radiator, sealed unit double glazed windows to rear aspect.

## OUTSIDE

To the front of the property there is a paved courtyard style garden area with wrought iron gate to front and a pair of wrought iron gates leading to the LARGE INTEGRAL GARAGE which also has a wall mounted gas fired boiler and windows to side aspect and an area at the rear end of the garage where there is space for freezer and refrigerators.

To the rear of the property there is a generous garden laid to lawn with mature shrubs and borders around, fine mature fig tree and a raised paved terrace and further patio areas and greenhouse. There is a paved pathway leading from the back door to a rear courtyard style area with wrought iron gates which are accessed via a separate lane and this in turn leads to a DETACHED DOUBLE GARAGE.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £650,000

Tenure - Freehold

Council Tax Band - C

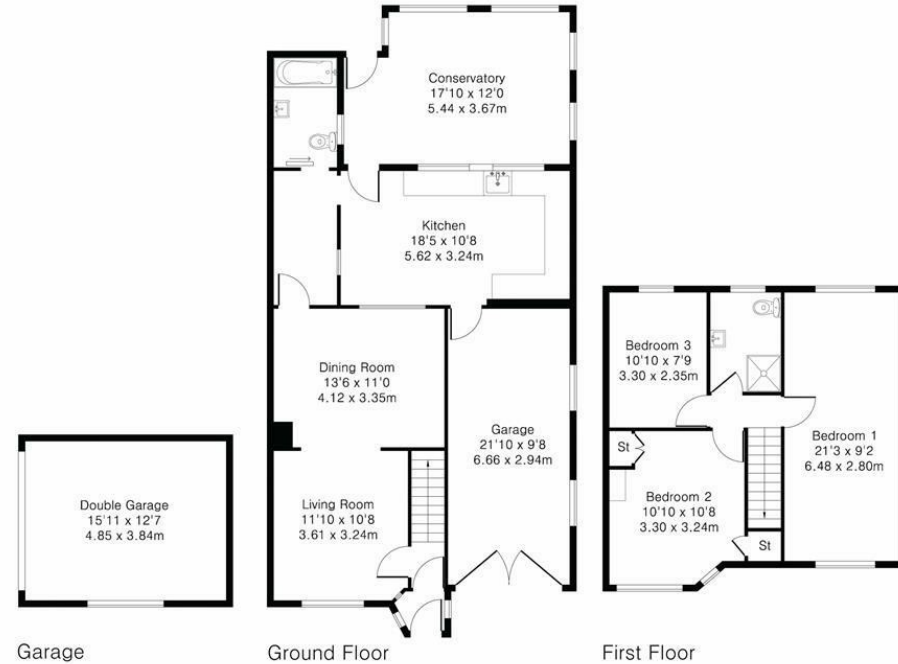
Local Authority - Cambridge City Council

Approximate Gross Internal Area 1339 sq ft – 125 sq m

Ground Floor Area 835 sq ft – 78 sq m

First Floor Area 504 sq ft – 47 sq m

Garage Area 411 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.