



Fen Road, Cambridge
CB4 1BS

Pocock+Shaw

27 Fen Road
Cambridge
Cambridgeshire
CB4 1BS

A three bedroom Victorian residence with annexe and garden office, enjoying a popular riverside location convenient for Cambridge North railway station

- Period property close to river
- 3 first floor bedrooms
- Sitting/ Dining room
- Kitchen/ Breakfast room
- Gas central heating and double glazing
- Boarded loft area with power and lighting
- Separate annexe
- Garden office
- Long rear garden extending to approximately 120ft
- No upward chain

Guide Price £465,000



This Victorian terraced house is situated in Fen Road, between Fallowfield and Izaak Walton Way, and close to the shops and other amenities that Chesterton has to offer. The City centre is a pleasant walk or cycle away over the river and across Stourbridge Common. Cambridge North railway station is less than 10 minutes' walk. The Chisholm Trail is even closer, and provides a gateway by bicycle or foot to many appealing attractions in the area. There are plenty of riverside walks on the doorstep.

The house stands a little way back from the pavement and has a long garden extending to about 120ft. There is an air-cleaning and ventilation system in the attic that brings fresh air to the house via a vent in the landing between the bedrooms. The property and the studios have been kept as chemical-free as possible (using VOC-free paints and varnish). The appliances (washing machine, drier, dishwasher and fridge) were all bought after 2021 and also have high energy efficiency ratings.

In detail, the accommodation comprises;

Living/ Dining Room 21'9" x 11'8" (6.62 m x 3.55 m) with door to front with fanlight over, built in cupboards to one wall, coat hooks, two radiators, pine door to staircase, oak wood flooring, sash window and doorway to

Kitchen/ Breakfast room 11'1" x 9'10" (3.39 m x 3.00 m) with two Velux windows to side, glazed door to rear garden, two radiators, woodblock work surfaces and upstands, sink unit and drainer with tiled splashback, open shelving, space and plumbing for washing machine and dishwasher, gas cooker with extractor hood over, timber flooring, door to;

Bathroom renovated in 2022 with window to side, panelled bath with mixer taps and shower attachment aqua board surround and folding shower screen, vanity wash basin with tiled splash back and mirror over, WC, extractor fan, wall mounted Worcester gas combination boiler (installed 2019), chrome heated towel rail, roof lantern, Travertine tiled flooring.

First Floor

Landing with exposed timber floor boards and doors to all bedrooms

Bedroom 1 11'7" x 10'3" (3.54 m x 3.13 m) with window to front, radiator, loft access hatch with pull-down timber ladder (the loft space has been converted in 2021 to provide extra breakout/ storage if required with laminate wood flooring, reinforced attic floor and insulation), velux windows. lighting and power points, cork tiled flooring.

Bedroom 2 11'1" x 6'7" (3.37 m x 2.00 m) with window to rear, radiator, cork tiled flooring.

Lobby area small lobby area with bedroom 3 and folding door to

Separate WC WC with combined small sink unit over, extractor fan, wall uplighter, exposed timber floorboards.

Bedroom 3 7'5" x 6'11" (2.25 m x 2.10 m) with window to side, radiator, exposed timber floorboards

Outside Front garden area set behind a picket gate and fence with raised timber border, electric car charging point and bike anchor hoop.

The rear garden extends to approximately 120ft and is mainly laid to lawn. The vendors will be leaving the trampoline and the two swings. There is a high quality free-standing pool (installed January 2022) which can be used for exercise and recreation all year round, maintaining a water temperature of 35 degrees or above. The property enjoys a pedestrian right of way over its neighbours on either side. 25 Fen Road has a right of way over 27, 29 and 31 Fen Road (rarely exercised) as the property has direct access to the road. The vendors have added further living/ working space by having the following constructed within the rear garden area.

Annexe/ Studio 15'3" x 8'4" (4.66 m x 2.54 m) Adjacent to the rear of the house this substantial Western Red Cedar clad annexe was constructed in 2018 (by Myspace Garden Studios) at a cost of over £22,000 and comprises; double glazed windows to side and rear,



glazed door to side, lighting (internal and external), power points (also two external sockets), radiators, pine timber flooring and bi-fold doors to a small wash room. (The shower does not have Building Regulation Approval and will be dismantled before completing on the sale, unless any buyer is happy for it to remain in situ on this basis).

Garden Office/ Studio 15'7" x 7'4" (4.75 m x 2.23 m) A generous Western Red Cedar clad building at the far end of the garden (built 2017/2018) with glazed door and window to front, glazed door to rear, wall mounted electric heater, wall uplighters, power points and lighting. Timber flooring

Services All mains services

Tenure The property is Freehold

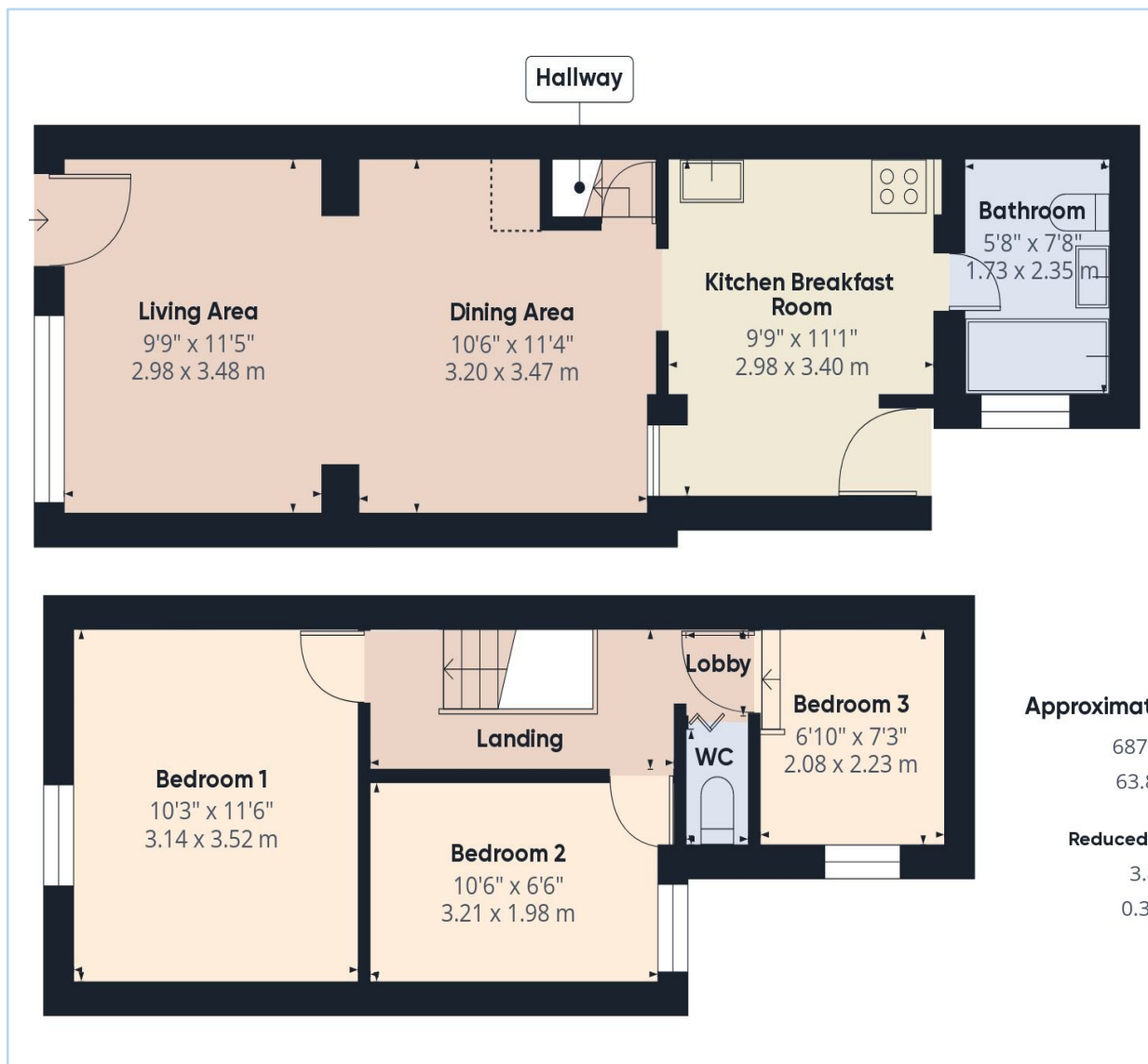
Council Tax Band C

Viewing By arrangement with Pocock + Shaw

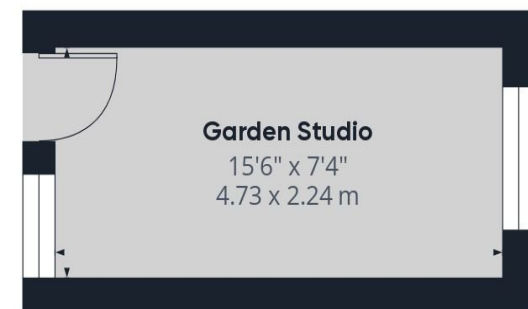
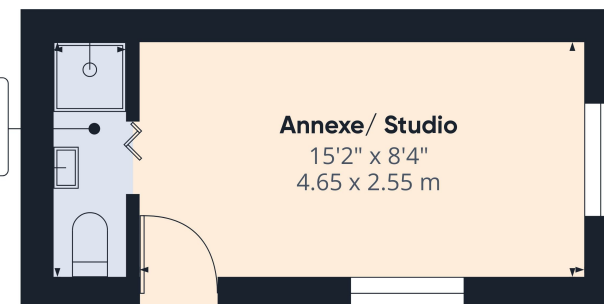


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





WC
2'7" x 8'4"
0.81 x 2.56 m



Approximate total area

687.19 ft²

63.84 m²

Reduced headroom

3.8 ft²

0.35 m²

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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