



**Fairhaven Close**  
**Lode, CB25 9HG**  
**Guide Price £250,000**



## Fairhaven Close, Lode, CB25 9HG

An established end of terrace family home standing within this well regarded village and positioned in easy reach of the City of Cambridge.

Boasting accommodation to include entrance porch, living room opening through to kitchen/breakfast area, conservatory, two bedrooms and family bathroom.

Externally the property offers allocated parking.

Chain free and viewing recommended.

### Entrance Hall

With door through to the:

### Living Room 12'7" x 12'0" (3.86m x 3.68m)

Stair case rising to the first floor with useful under stairs storage cupboard, wood effect flooring, double glazed window to the front aspect and open plan access through to dining area.

### Dining Room 7'10" x 6'5" (2.39m x 1.98m)

With wood effect flooring, open plan to both lounge and kitchen and doors leading through to conservatory.

### Kitchen 7'10" x 6'2" (2.39m x 1.88m)

Fitted with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap,

### Conservatory 12'7" x 9'8" (3.86m x 2.95m)

With tiled flooring and double doors to rear garden.

### Bedroom 1 9'1" x 9'1" (2.77m x 2.77m)

Double bedroom with built in storage unit, radiator and double glazed window to the front aspect.

### Bedroom 2 11'1" x 6'2" (3.38m x 1.88m)

With radiator and double glazed window to rear aspect

### Shower Room 6'2" x 6'0" (1.88m x 1.85m)

Three piece bathroom suite comprising a low level WC, hand basin with vanity cupboards under, enclosed shower cubicle and obscured window to the rear aspect.

### Outside - Rear

Enclosed rear garden predominately laid to lawn with timber built garden shed.

### Outside - Front

hard standing providing off road parking a small front garden and side gated access to the rear garden.

### Property Information:

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - End Terrace

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 51 SQM

Parking – Allocated Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 1000Mbps download,

1000Mbps upload

Mobile Signal/Coverage – Ofcom

advise none/limited on all networks

Rights of Way, Easements,

Covenants – None that the sellers

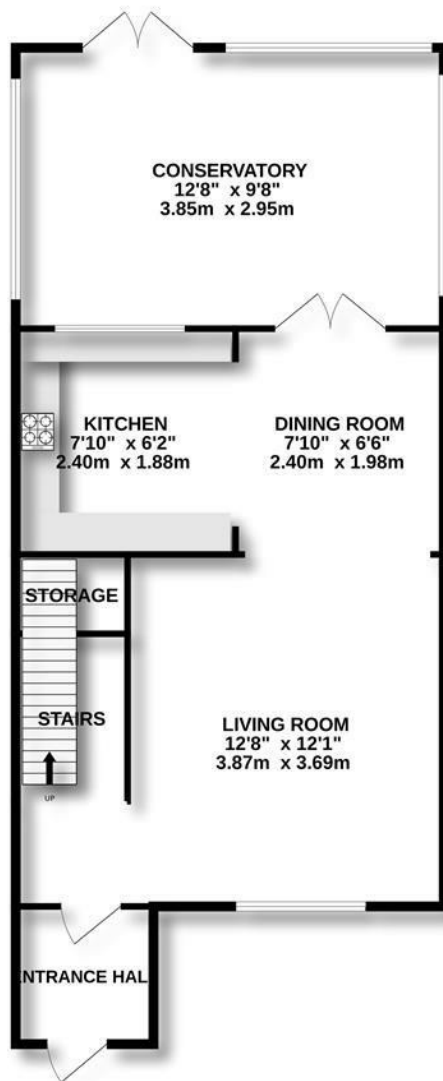
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Location - What 3 Words -

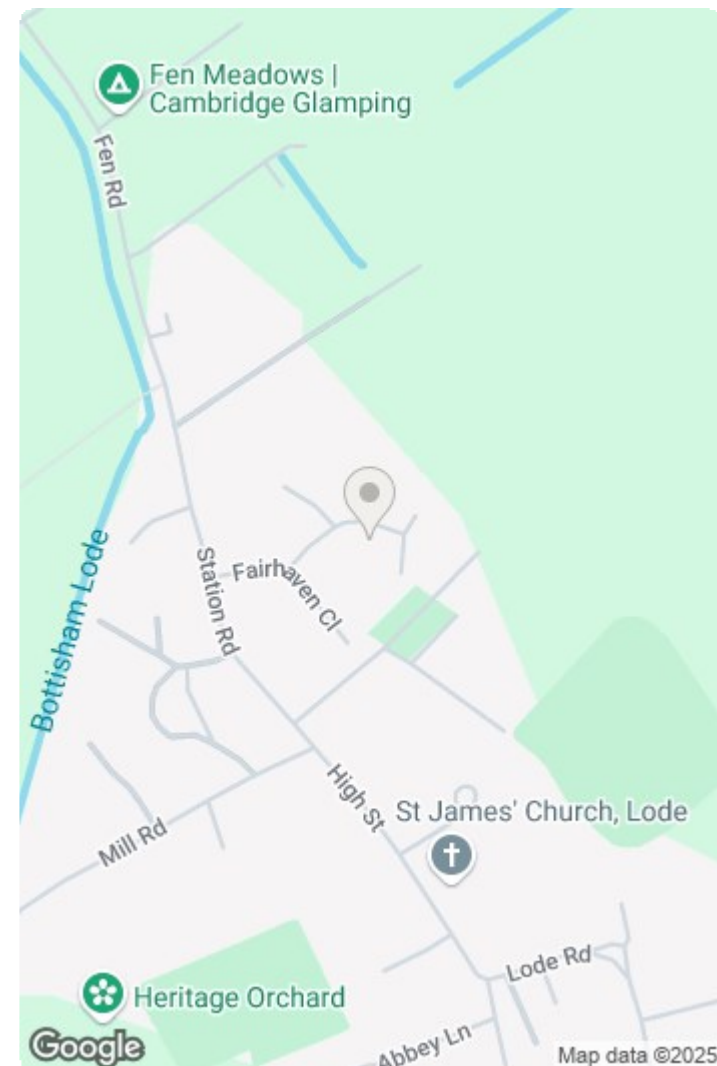
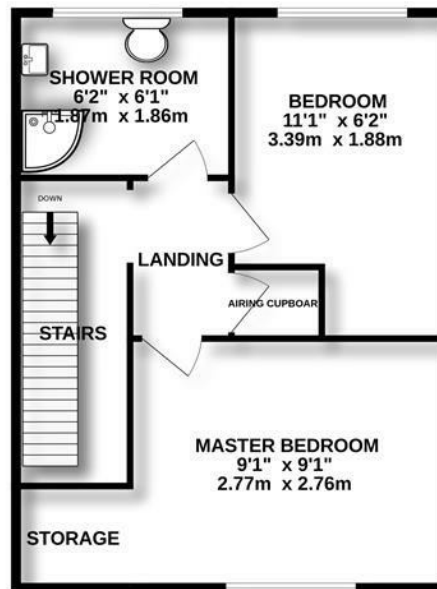
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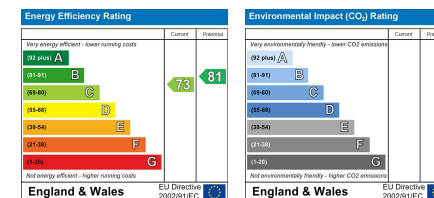
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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