



11 Fanshawe Road, Cambridge, CB1 3QX
Guide price £500,000 Freehold



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Floor Plan



Total area: approx. 86.5 sq. metres (931.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Accommodation

- Full modernisation required
- Corner plot
- Close to the station
- No chain

A 3-bedroom semi-detached house requiring full modernisation, with a good-sized plot and situated 1 mile from the railway station.

Located on a prominent corner, there is plenty of space to extend and also create a parking area (subject to consent). The house does require complete refurbishment, but the accommodation includes:

A hallway with a cloakroom, a living room which has a dual aspect, and a kitchen that has a door to the rear garden.

Upstairs there are three bedrooms, two are doubles. There is also a bathroom.

Outside, there are gardens to the front, side and rear where there are two brick sheds. The boundaries are a combination of hedging and fencing.



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