



17 Fraser Road  
Cambridge, CB4 1LJ

**Guide price £600,000**





## 17 Fraser Road

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- Detached bungalow
- No chain
- Garage
- Quiet location

Situated just off Milton Road, this detached bungalow offers over 900 sq. ft. of well-proportioned living accommodation and is conveniently located within walking distance of local shops and amenities.

While the property would benefit from modernisation, it has a thoughtfully designed layout. The spacious entrance hall includes built-in storage and a cupboard housing the hot water cylinder. The generous kitchen/dining room enjoys a dual aspect, providing ample natural light, and includes extensive fitted cupboards, gas boiler, ample worktop space, and direct access to the garden. The dual-aspect living room also benefits from sliding patio doors leading to the garden and features a gas fireplace.

The bungalow offers three good-sized bedrooms. The shower room has been refitted and includes a WC and wash basin, while a separate cloakroom provides an additional WC.

Additional benefits include double-glazed windows, gas







central heating, and a burglar alarm system.

To the front of the property is a small garden enclosed by a low brick wall. A driveway to the side provides off-road parking and access to the garage, which has a personal door leading to the rear garden. The rear garden is mainly laid to lawn, enclosed by fencing, and includes a patio area and a small storage shed. There is a side pedestrian access.

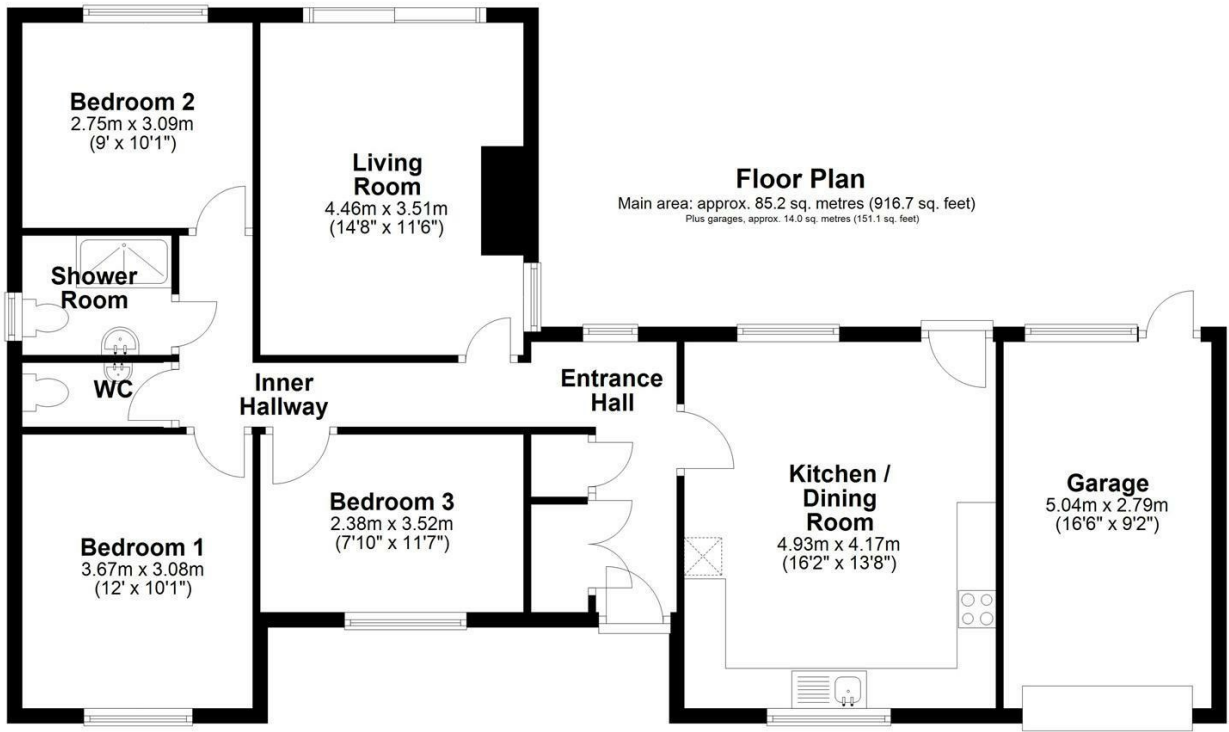
What3words: ///leaned.deputy.unfair

Agent's Note:

Spray foam insulation has been installed in the loft. Prospective purchasers are advised to make their own enquiries regarding this type of insulation.



Floor Plan

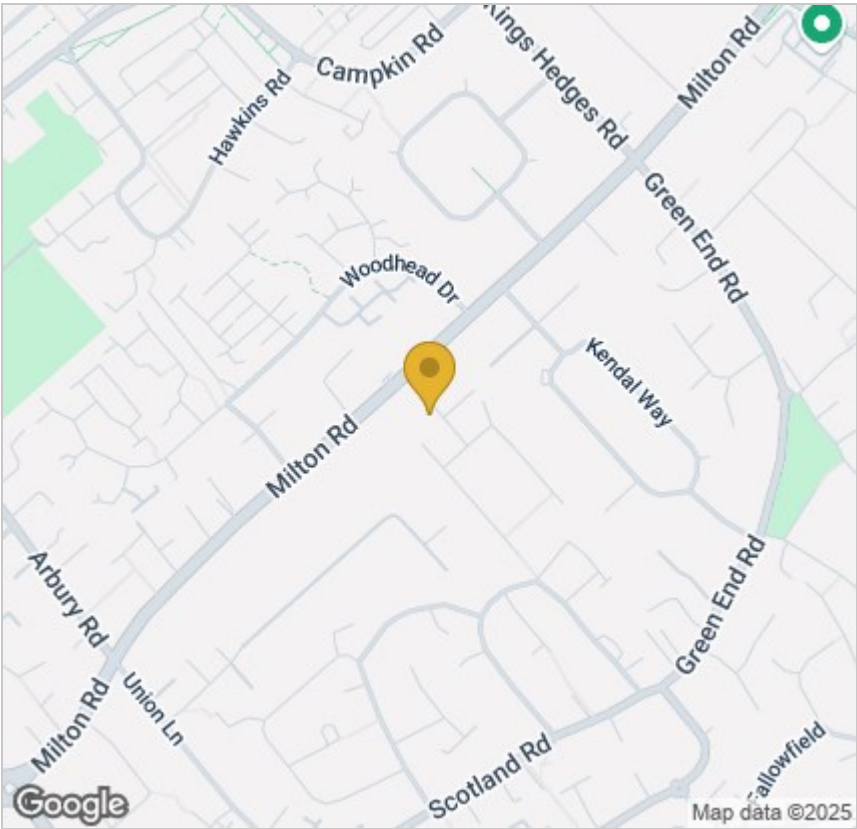


Main area: Approx. 85.2 sq. metres (916.7 sq. feet)  
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)

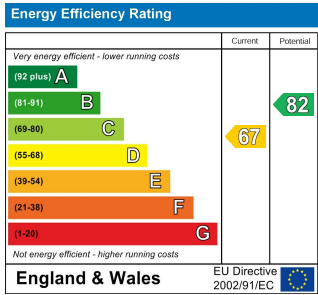
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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