

Bush & Co.



9 Fairfax Road, Cambridge





Guide Price £450,000 Freehold

About the Property

Fairfax Road is a tree lined street of predominantly 1930's built houses which is conveniently located for access to the city centre (1.6 miles), the mainline railway station (1.1 miles) and the Addenbrookes Hospital Biomedical Campus (2.3 miles). There are many shops, supermarkets and restaurants in the locality with the Beehive Centre, Retail Park and Mill Road all nearby as well as highly regarded schooling for all ages and plentiful leisure and recreation spaces.

The property is a semi-detached house which offers significant scope for extension and improvement. There are double glazed windows, a gas radiator heating system and generous rear garden.

The entrance door leads to a comfortable living room, with bay window and feature fireplace. The separate dining room runs the full width of the house, with two built in cupboards, and is open plan to the kitchen which comprises a range of wall and base units, dual aspect windows and a built in cupboard. The rear lobby has a door out to the garden and leads to the modern three piece shower room.

The first floor accommodation has a small landing with side window. Bedroom one is a large double room with a bay window and two built in cupboards. Bedroom two is a further double room, quietly positioned at the back overlooking the garden, as is bedroom three which is a single room.

Outside - There is a long enclosed front garden, with gated access, which could provide for off street driveway parking.

The well proportioned enclosed rear garden has lawned, paved and planted areas. There is a rear pedestrian access gate leading to Brampton Road, in addition to brick and timber sheds.

Property Highlights

- 1930's Semi-Detached House
- Well Regarded Location
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Provision For Driveway Parking
- Double Glazing
- Gas Radiator Heating

Further Information

Tenure - Freehold

Council Tax - Band C

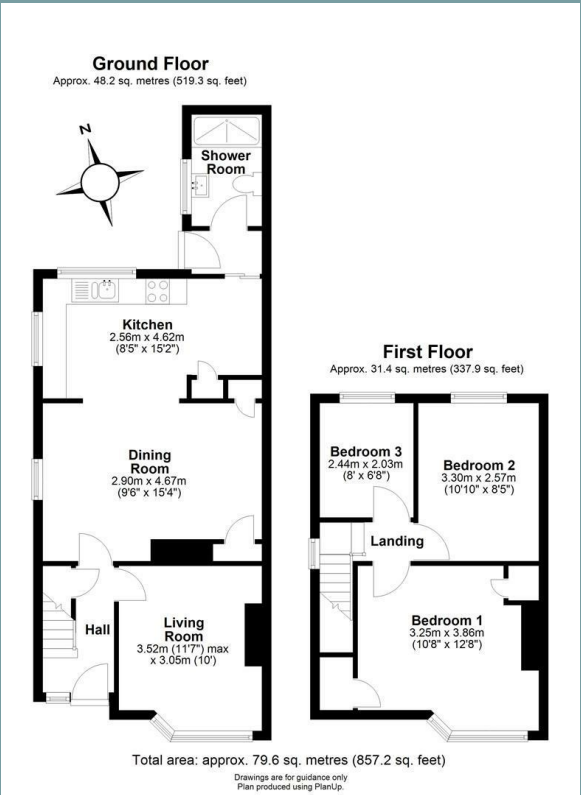
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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