

GRAY TOYNBEE

19 Fairbairn Road

Cambridge, CB4 1UG

Offers over £400,000

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- No chain
- Driveway and garage
- Fantastic location convenient for Cambridge North station
- Garden

A 3 bedroom semi-detached house, with scope for improvement, in a popular location close to the River, Science Park and Cambridge North Station and has no onward chain.

This extended family house is in a quiet position and offers a great opportunity for those wanting to extend (STPP) and improve. The house does need some updating but offers over 980 sq ft of accommodation which includes a hallway with stairs and storage under. The living room has a window to the front, a gas fire and a set of doors lead to the dining room, which has doors to a garden room. The kitchen has fitted wall and base cupboards, with space for white goods. There is a door to a small side lobby where there is a useful storage cupboard housing the boiler and access to outside.

Upstairs there are three bedrooms, two are doubles and have built-in cupboards. The















bathroom has a shower over the bath and there is a separate WC.

At the front of the house, there is a good size garden which has been well cared for, a block paved driveway provides parking and access to the side of the house, and the garage. The rear garden is laid to lawn. This is a great opportunity to create a lovely family home in a popular location.

Satnav: CB4 1UG

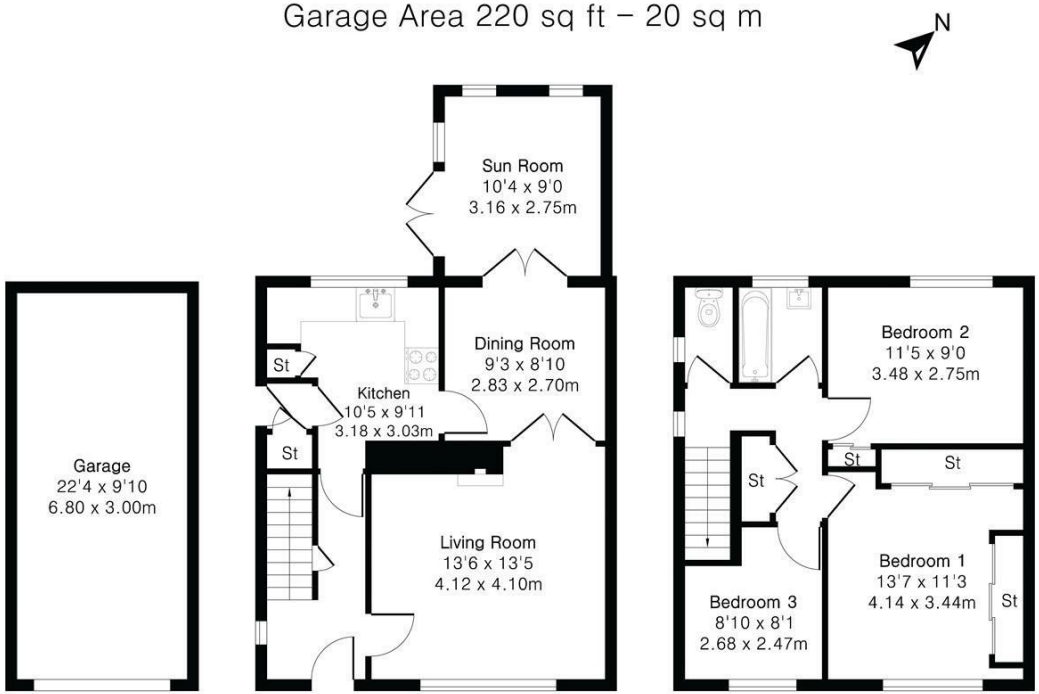
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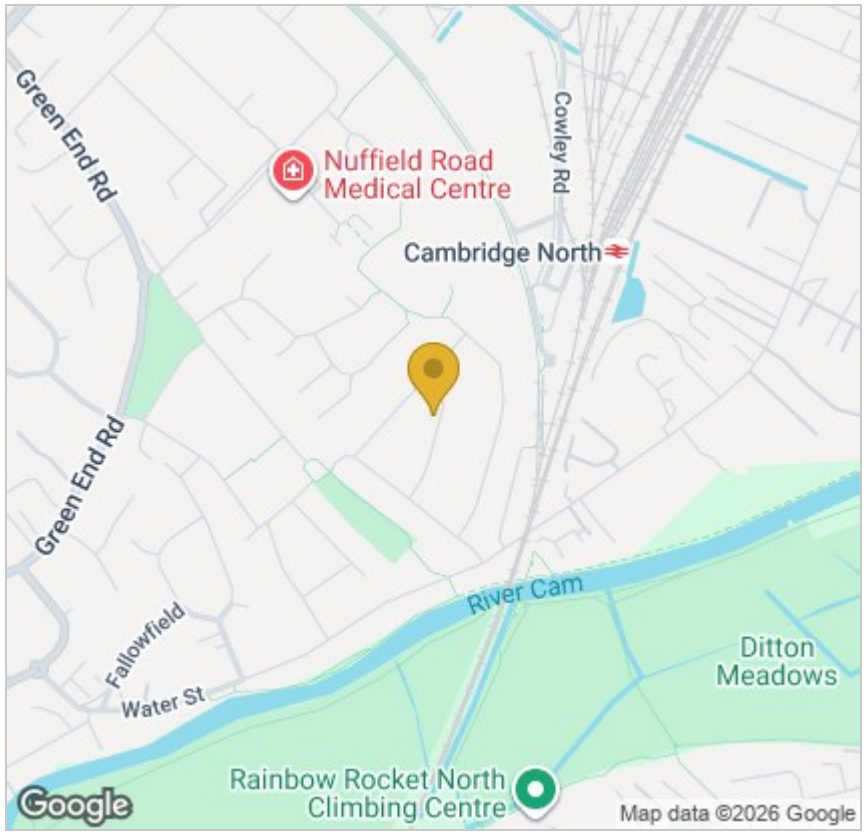




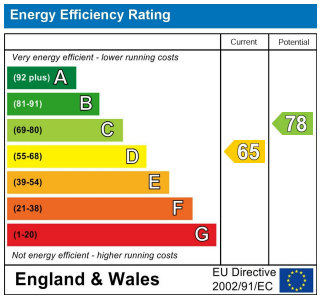
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Approximate Gross Internal Area 985 sq ft - 91 sq m
(Excluding Garage)
Ground Floor Area 542 sq ft – 50 sq m
First Floor Area 443 sq ft – 41 sq m
Garage Area 220 sq ft – 20 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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