



**Fairhaven Close, Lode  
Cambridge, CB25 9HH  
£250,000**

**MA**  
Morris Armitage

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## Fairhaven Close, Cambridge, CB25 9HH

A modern, two bedroom terraced home, well presented throughout and benefitting from a spacious outbuilding/studio.

Located in the popular village of Lode just six miles from Cambridge as well as offering easy access to the road and rail networks. Also close to the fenland footpaths and waterways and the National Trust's Anglesey Abbey.

Accommodation includes open plan living / dining room, kitchen, conservatory, two bedrooms and a bathroom.

Outside there is an enclosed rear garden with a 14 x 6ft (min) office / studio and a frontage that provides allocated parking.

Sold with the distinct advantage of NO ONWARD CHAIN.

### Accommodation

#### Living / Dining Room

19'11" x 12'7"

Open plan living space with entrance door and uPVC window to front aspect, stairs rising to first floor, opening on to itchen and uPVC door leading to the conservatory.

#### Kitchen

8'0" x 5'6"

With a range of modern fitted wall and base units, inset stainless steel sink, space for washing machine, space for cooker, integrated extractor hood over, wall mounted combi boiler, uPVC window to rear aspect.

#### Conservatory

11'6" x 9'5"

Fully glazed to 3 sides, sliding doors on to the garden, wall mounted air conditioning / heating unit.

### FIRST FLOOR

#### Bedroom 1

9'5" x 9'3"

With built in wardobes, uPVC window to front aspect.

#### Bedroom 2

8'10" x 6'6"

With uPVC window to rear aspect

#### Bathroom

6'0" x 5'7"

Refitted bathroom with panelled bath with shower attachment over, low level wc, hand basin, uPVC window to rear aspect.

#### Outside

The property is approached via a driveway offering ample parking.

To the rear, the garden is laid to paving slabs and artifical turf, gated access to the rear.

#### Studio/office

14'9" x 6'6"

High quality outbuilding / studio

with power and light, open outlook over fields to the rear.

### Property Information

EPC - TBC

Tenure - Freehold

Council Tax Band - (East Cambs)

Property Type - Mid-Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 46 SQM

Parking – Driveway Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise none/limited on all networks

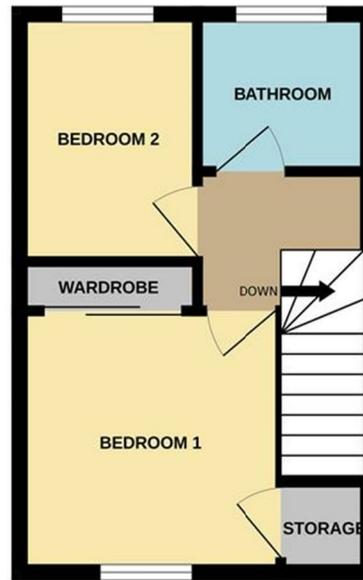
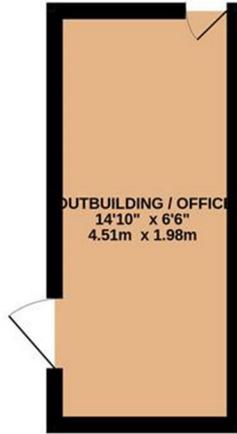
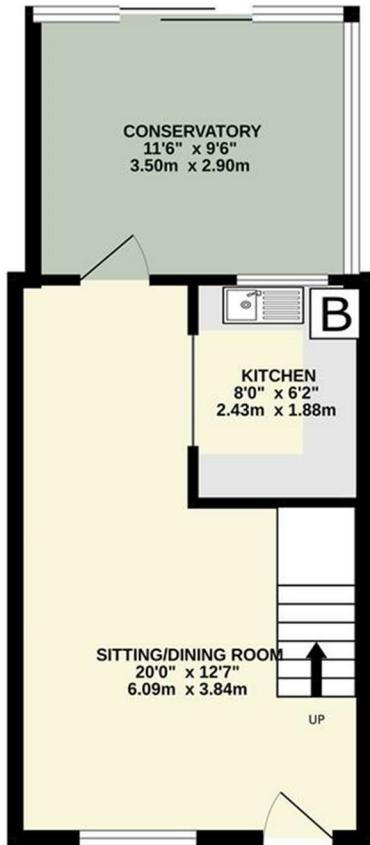
Rights of Way, Easements,

Covenants – None that the vendor is aware of



GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.8 sq.m.) approx.

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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- 2 Bedroom Mid Terrace
- Beautifully Presented Throughout
- Modern Conservatory
- Refitted Kitchen and Bathroom
- Generous, Modern Outbuilding / Studio
- Off Street Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-101) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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