



Fairview Grove
Cambridge, CB25 0LB
Guide Price £400,000

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An extended and superbly presented four bedroom family home, located on the outskirts of the village, with open views to front. Generous frontage providing ample parking and mature rear garden, with views to adjacent Windmill. Spacious and versatile accommodation throughout. Comprising entrance hall, sitting room, kitchen/dining room, integral garage, side and rear lobbies, ground floor shower room, first floor bathroom, ensuite and four bedrooms.

Offered for sale with no onward chain.

EPC (D)

Council Tax C (East Cambs)

Accommodation Details:

Fully glazed entrance door though to the:

Entrance Hall

Laid wooden style flooring, radiator, staircase rising up to the first floor and door through to the:

Living Room 17'0" x 14'8" (5.20 x 4.48)

Generous sized living room with featured fireplace, TV connection point, storage cupboard, radiators, laid wooden style flooring and window to the front aspect.

Lounge/Diner 17'9" x 9'0" (5.42 x 2.75)

Laid wooden style flooring, radiator, window to the rear aspect and opening through to the:

Kitchen 11'5" x 9'0" (3.48 x 2.75)

Fitted with both eye and base level storage units and working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, electric hob, space for oven and fridge/freezer. Laid wooden style flooring and window to the rear aspect.

Utility 9'0" x 5'8" (2.75 x 1.75)

Window to the rear aspect, external door to the side and door through to the garage.

Rear Lobby

With storage cupboard and external door out to the rear garden.

Shower Room 7'7" x 5'6" (2.32 x 1.68)

With low level WC, pedestal wash basin, enclosed shower cubicle, space for washing machine, radiator and window to the side aspect.

First Floor Landing

With doors through to the bedrooms and bathroom.

Bedroom 1 9'0" x 7'2" (2.75 x 2.20)

Double bedroom with built-in wardrobes, radiator, window to the front aspect and door through to the:

Ensuite 9'0" x 7'2" (2.75 x 2.20)

Three piece suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, radiator and obscured window to the side aspect.

Bedroom 2 14'8" x 9'5" (4.49 x 2.89)

Double bedroom with storage cupboard, radiator and window to the front aspect.

Bedroom 3 12'9" x 9'0" (3.89 x 2.75)

With radiator and window to the rear aspect.

Bedroom 4 11'11" x 8'3" (3.65 x 2.53)

Access to the airing cupboard, radiator and window to the rear aspect.

Bathroom 9'3" x 9'0" (2.83 x 2.75)

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, part tiled walls, radiator and obscured window to the rear aspect.

Outside - Rear

Established rear garden bordered by fencing and hedging with a range of mature shrubs and flowers, outdoor tap and timber built garden shed.

Outside - Front

Generous laid to shingle frontage providing ample parking and side access through to the rear garden.

Garage 17'0" x 12'1" (5.20 x 3.70)

With power & lighting, side door access from entrance hall.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - D

Council Tax - C (East Cambridgeshire)

Property Type - Semi Detached

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meter - 133

Parking - Garage & Off Road

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

Broadband Type - Superfast available
download 267 Mbps, upload 41 Mbps

Mobile Signal/Coverage - Indoor and
Outdoor Coverage Good

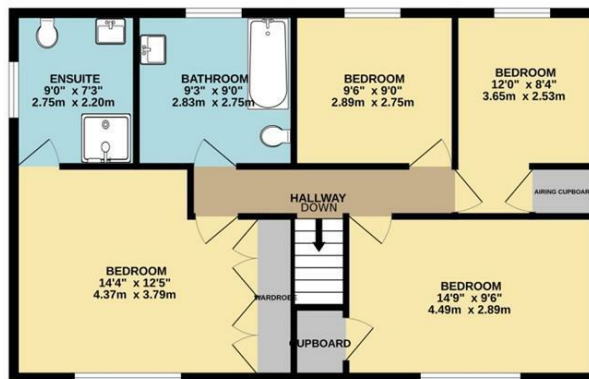
Rights of Way, Easements, Covenants -
None that the seller is aware of



GROUND FLOOR
957 sq.ft. (89.0 sq.m.) approx.



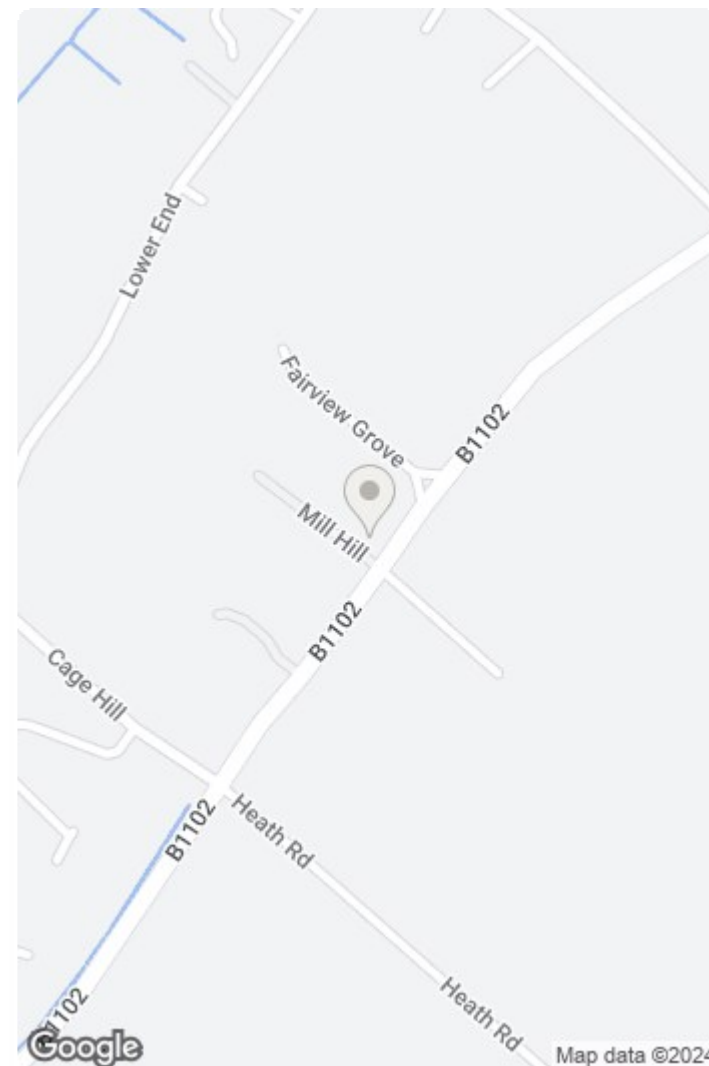
1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1 FAIRVIEW GROVE

TOTAL FLOOR AREA : 1693 sq.ft. (157.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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