



**Fairview Grove**  
**Cambridge, CB25 0LB**  
**Guide Price £325,000**

## Fairview Grove, Cambridge, CB25 0LB

An established semi-detached family home standing on the edge of this highly regarded village and enjoying generous size gardens to side and rear.

Extended and improved in more recent years, this property offers huge scope for further extensions (subject to relevant consent) and currently offers accommodation to include entrance hall, living room, refitted kitchen dining room, refitted bathroom and three good size bedrooms. Benefiting from electric boiler fired central heating and double glazing.

Externally the property offers ample parking and extensive gardens.

No chain – viewing recommended.

EPC (E)

Council Tax C (East Cambs)

### Accommodation Details:

With storm canopy over and double glazed front entrance door through to the:

### Entrance Hall

With staircase rising to the first floor and door through to the:

### Sitting Room 14'7" x 12'11" (4.47 x 3.95)

Spacious living room with TV connection point, storage cupboard, radiator, laid wooden style flooring and door through to the:

### Kitchen/Dining Room 19'4" x 11'10" (5.90 x 3.61)

Recently fitted modern kitchen with a range of both eye and base level fitted units with working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven with ceramic hob and extractor hood above, space for fridge/freezer, dishwasher and washing machine. Laid wooden style flooring, radiator, windows to the rear and side aspect and external door out to the garden.

### Shower Room 8'10" x 5'3" (2.71 x 1.62)

Three piece bathroom suite comprising of a low level WC, wash basin with vanity drawers under, walk-in shower with glass screen, wall mounted LED mirror and window to the rear aspect.

### First Floor Landing

Access to loft space, window to the side aspect and doors through to the bedrooms.

### Bedroom 1 14'9" x 9'10" (4.51 x 3.00)

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

### Bedroom 2 8'8" x 8'5" (2.65 x 2.57)

With access to the airing cupboard, radiator and window to the rear aspect.

### Bedroom 3 8'11" x 8'10" (2.74 x 2.71)

With radiator and window to the rear aspect.

### Outside - Front

Ample driveway providing parking for four vehicles, lawn frontage and pedestrian gate through to the rear garden.

### Outside - Rear

Fully enclosed rear garden with boarded by mature hedging and fencing, patio area and bricked outbuilding.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - E

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 75 square metres

Parking – Off-Road

Electric Supply - Mains Supply

Water Supply – Main Supply

Sewerage - Mains Supply

Heating sources - Electric

Broadband Connected - TCB

Broadband Type – Ultrafast Available,

download 330 Mbps, upload 50 Mbps

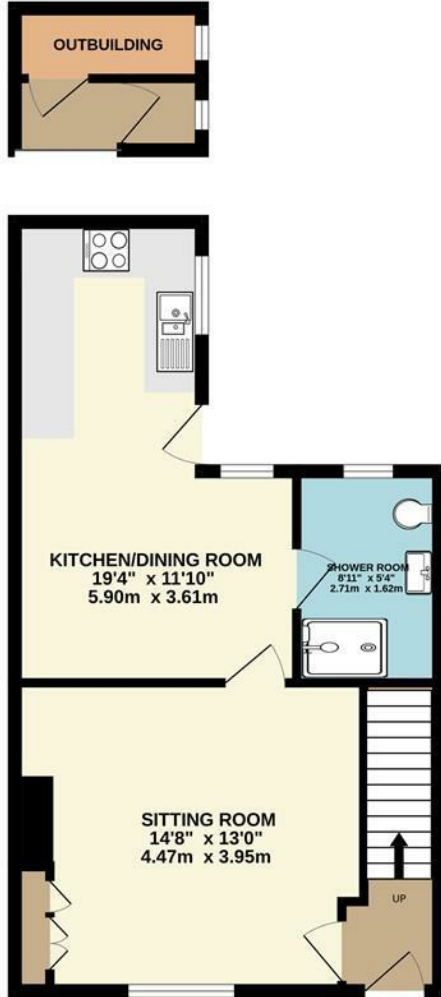
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants –

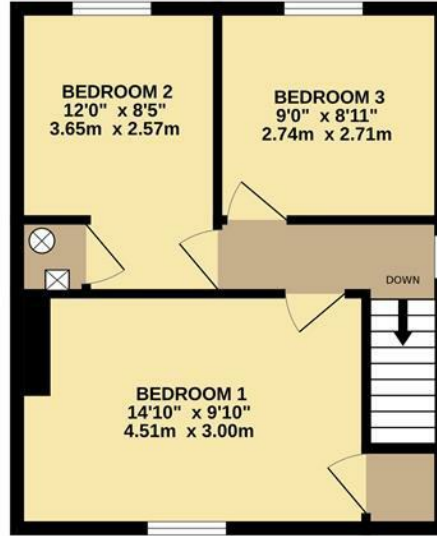
None that the seller is aware of



GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

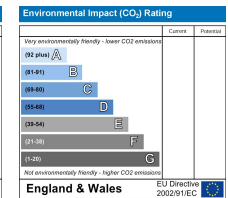
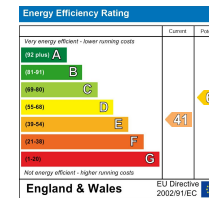
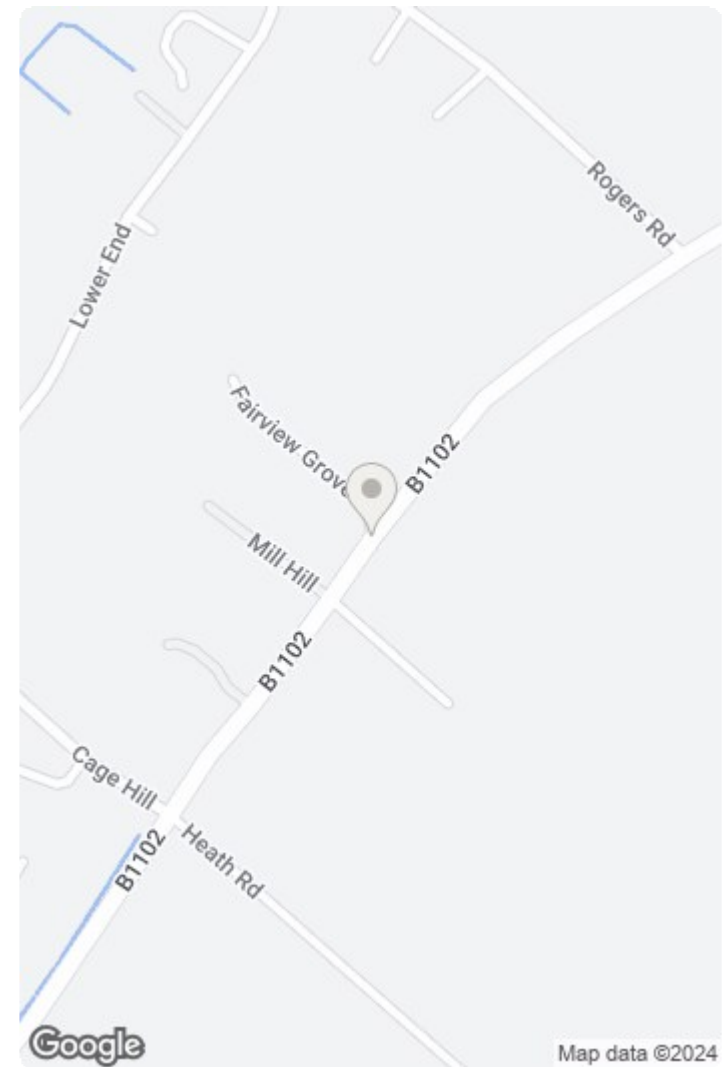


1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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