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FAIRSFORD PLACE, CAMBRIDGE

GUIDE PRICE £670,000 Freehold

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We are pleased to offer this charming 3 bedroom townhouse in a prime location in Central Cambridge. Fairsford Place is a sought-after road conveniently located to the City's amenities and facilities.

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The city centre is a 10 minute walk from the property and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is ideal for those who are looking to commute.

We are delighted to offer this well positioned 3 double bedroom town house close to the City Centre.

This property features an integral garage and offers great living accommodation for buyers wishing to move into the City.

GROUND FLOOR

Welcoming entrance hallway with decorative cornicing, stairs on the right with under stairs storage cupboard, cloakroom and door leading to:

Kitchen/Diner: 15'8 x 15'4 (4.78m x 4.68m) Lovely kitchen and dining room, with a number of wall and base units, with Bosch appliances, gas hob and gas boiler. Integral fridge/freezer, dish washer. Granite worktop, tiled floor, French doors leading to the courtyard.

Cloakroom: WC, wash basin, radiator.

FIRST FLOOR with Airing Cupboard housing hot water cylinder.

Lounge: 15'11 x 15'4 (4.86m x 4.68m) Good size lounge with feature alcove and French doors with Juliet balcony overlooking the courtyard, with further window to rear aspect.

Bathroom: Comprising bathtub, shower over, tiles floor to ceiling, WC and wash basin, towel rail, window to side aspect.

Bedroom 2: 15'4 x 10'3 (4.68m x 3.12m) Good size bedroom with windows to front aspect, radiator.

Second Floor

Principle Bedroom: 13'1 x 10'3 (3.99m x 3.12m) Good size bedroom with built in wardrobes, 2 windows to rear aspect, door leading to the en-suite.

En-suite: Shower cubicle, WC and wash basin, window to side aspect.

Bedroom 3: 11'7 x 10'9 (3.53m x 3.28m) Windows to front aspect, 2 built in storage cupboards, radiator.

There is networking throughout the property, with Cat 5 cabling. LED downlighters throughout.

OUTSIDE

To the front of the property there is room to park in front of the garage. You can access the rear of the property down the side through the side gate. The garage has power points and shelving on the rear wall.

The courtyard garden has some mature planting with a terraced area, power point, water tap, external light. The garden is South-facing whilst enjoying high levels of sun throughout summer months.

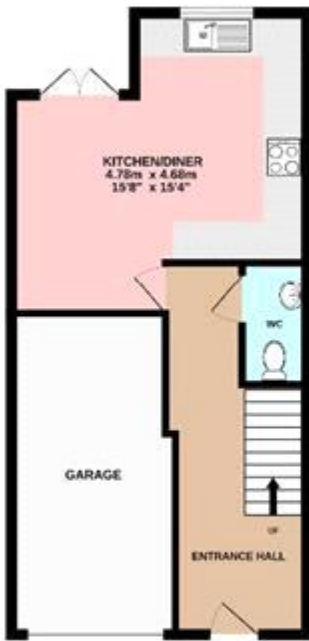
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Tenure: Freehold



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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(92-100) A			
(81-91) B			
(69-80) C		74	86
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.