



Beautifully presented 3 bedroom end of terrace town house situated in this superb, central city location.

In Brief

City centre 1 mile, Mainline Railway Station (King's Cross and Liverpool Street lines) 1 mile, Cambridge Science Park 3 miles, (distances are approximate).

Gross internal floor area 1,185 sq ft (110 sq m).

8 FAIRSFORD PLACE
£645,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Hall, Cloakroom, Kitchen/Dining Room.
- First Floor: Sitting Room, Bedroom, Bathroom.
- Second Floor: 2 Bedrooms, En Suite Shower Room.
- Outside: Integral Garage, Enclosed Rear Garden.

Description

Built in 2004 by Camstead Homes, Fairsford Place is an exclusive development, finished to a high standard. The well proportioned accommodation, arranged over 3 floors, extends to 1,185 sq.ft (110 sq.m).

Situation

Fairsford Place lies on the east side of the city. It is ideally placed within walking distance of the heart of the city centre, Grafton Shopping Centre, Midsummer Common (leading to the River Cam), and Parker's Piece. Parkside Community College (Ofsted Rated Outstanding), Parkside Swimming Pool and Kelsey Kerridge Sports Hall are about half a mile and the city's mainline railway station is within about 1 mile providing services to London's King's Cross and Liverpool Street in approximately 52 and 67 minutes respectively.

Outside

There is an integral single **Garage 16'11 x 8'6 (5.16m x 2.59m)** and gated pedestrian side access to the south facing rear garden which is mainly laid to lawn, enclosed by fencing with paved terrace adjoining the rear elevation.



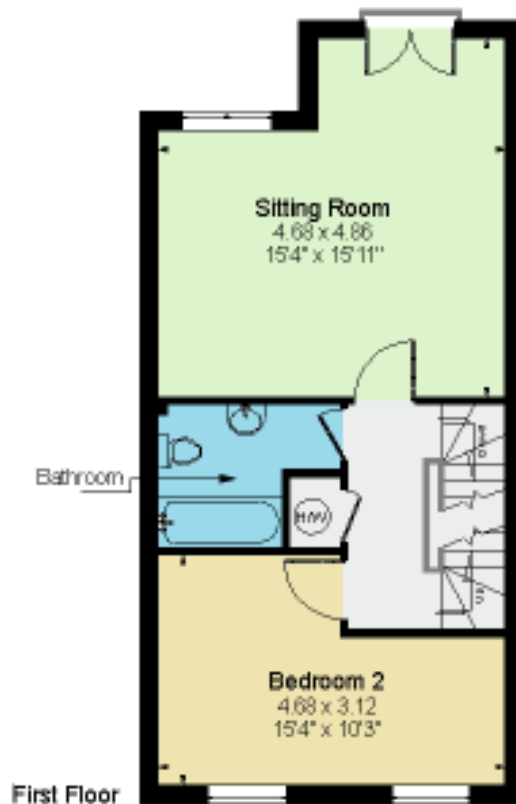
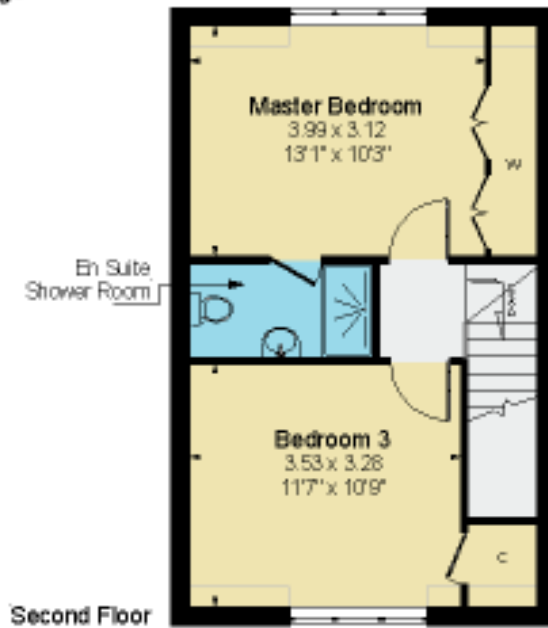
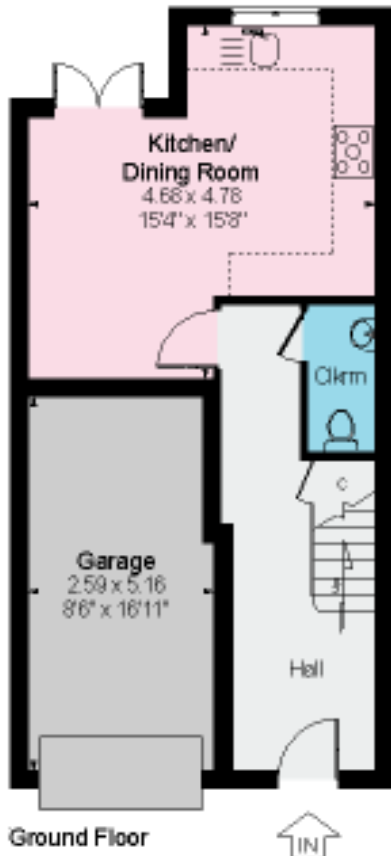
Property Highlights

- Kitchen/Dining Room fitted with a range of matching wall and base cabinets with drawers, granite work surfaces and integrated appliances comprising electric oven, 5 ring gas hob with extractor hood over, dishwasher, fridge and freezer.
- Superb first floor Sitting Room (15'4 x 15'11) with French doors to Juliet balcony.
- 3 Bedrooms and 2 Bath/Shower Rooms (1 En Suite) arranged over the first and second floors.
- Oak flooring to entrance hall and sitting room.
- Gas fired central heating.
- Sealed unit double glazed windows.

**8 FAIRSFORD PLACE,
CAMBRIDGE, CB1 2QS**

Gross Internal Area 110 m² (1185 ft²) excluding Garage

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage



NOT TO SCALE: For guidance purposes only

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Viewing

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Stonecross, Trumpington High Street,
Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected.

Local Authority

Cambridge City Council
01223 457000

Outgoings

Tax Band: D Tax Payable: £1,709.06

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Health & Safety

Please ensure that you take due care when inspecting any property.

Energy Rating C

