



An Edwardian semi detached house with a wonderful southerly outlook over the River Cam and Stourbridge Common beyond.

In brief

Cambridge City Centre and Science Park 1.5 miles, Cambridge North Railway Station 0.5 of a mile, (distances are approximate).

Gross internal floor area 824 sq ft (77 sq m).

1 FEN ROAD, CHESTERTON
£365,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Sitting Room, Dining Room, Kitchen Bathroom.
- First Floor: 3 Bedrooms.
- Outside: Enclosed Gardens to front and rear.

Description

1 Fen Road was built in 1901 and is constructed with brick elevations under a slate roof. The property would benefit from general updating and offers prospective purchasers an ideal opportunity to acquire a fine Edwardian house and to undertake future alterations to their own particular taste and standard.

Situation

Chesterton offers an excellent range of local facilities, including a good variety of shops. Fen Road lies on the south side of the suburb where certain properties, including number 1, enjoy a wonderful outlook over the River Cam and Stourbridge Common. Cambridge city centre is within about 1.5 miles and can be accessed by foot or bicycle by the river and over Stourbridge Common and Midsummer Common.

For the commuter, Cambridge North Railway Station is within half a mile providing services to Cambridge, King's Cross and Liverpool Street. It also provides an interchange with the Park and Ride and local bus services, as well as the Guided Busway, which runs between Huntingdon and Cambridge, included

stops at the Science Park and Addenbrooke's Hospital.

Outside

The property has a return frontage with Fen Road and Fallowfields. A variety of shrubs and bushes to the front of the house are enclosed by an established hedge and gated pedestrian access to the side leads to an enclosed rear garden, which includes a variety of shrubs, bushes and a garden shed.



Property Highlights

- 2 Reception Rooms comprising charming Sitting Room and spacious Dining Room.
- 3 Bedrooms (Bedrooms 1 and 3 are currently interconnecting offering potential to create a dressing room or en suite bath/shower room, if desired).
- Double glazed windows.
- Gas fired central heating.
- No onward chain.

**1 FEN ROAD,
CHESTERTON,
CAMBRIDGE CB4 1BS**

Gross Internal Area 77 m² (824 ft²)



- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



First Floor

NOT TO SCALE: For guidance purposes only

© 2018: Premier Floor Plans 07967 196672

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authorities

Cambridgeshire City Council
0345 045 5200

Outgoings

Tax Band: C
Tax Payable 2019/2020: £1,602.67

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

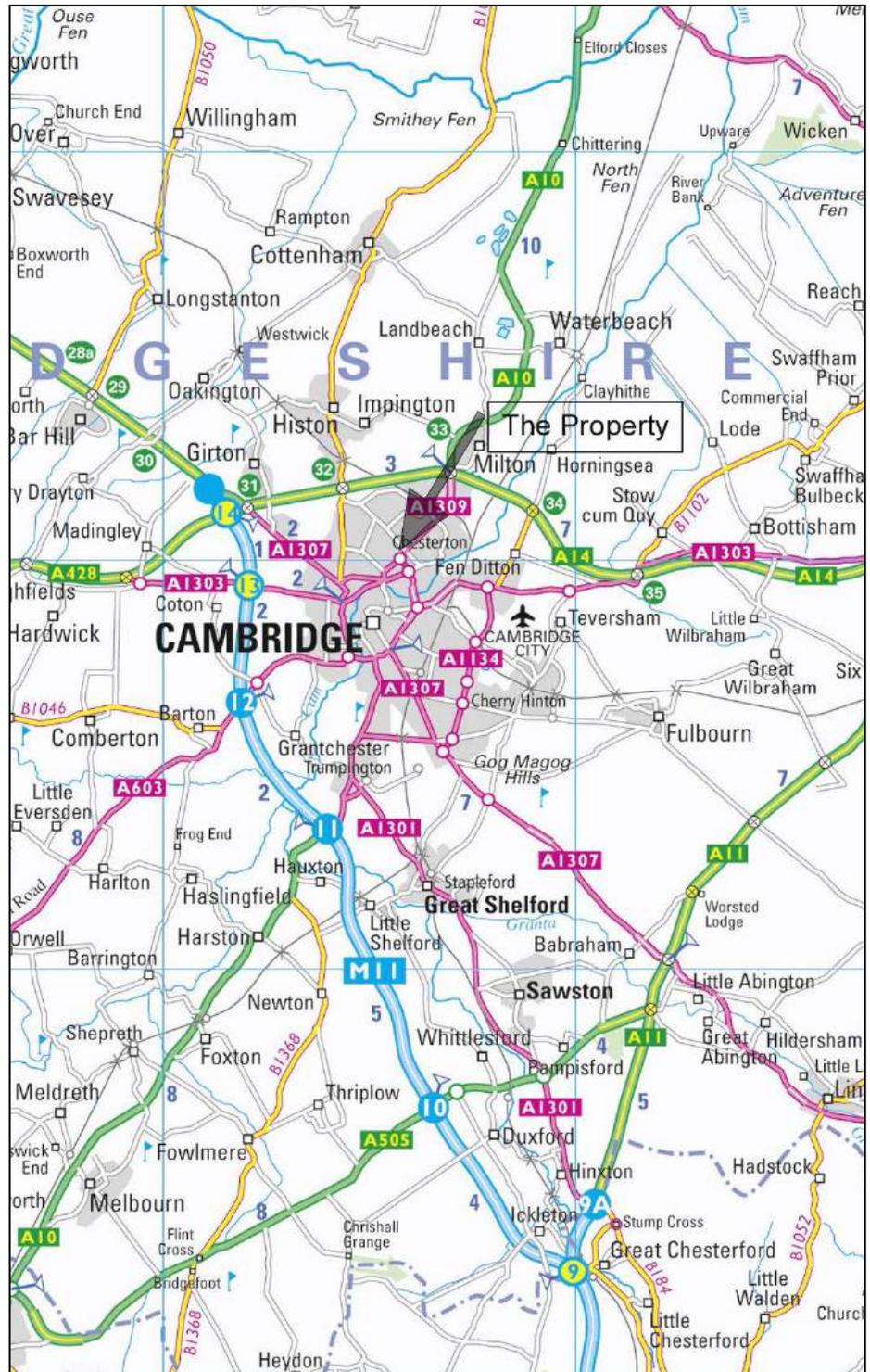
Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating D



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.