



Fortescue Road, Cambridge, CB4 2JT

CHEFFINS

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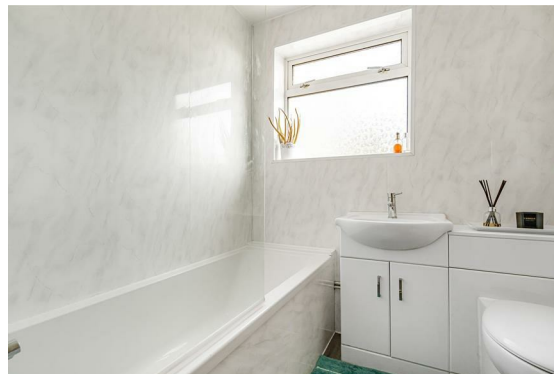
- Established & Extended End Of Terrace Home
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Utility Room
- Ground Floor En-Suite Bedroom
- Two Double Bedrooms On First Floor
- Private Rear Garden

An extensively improved end-of-terrace home, offering well-balanced and highly versatile accommodation throughout. Of particular note is the open-plan kitchen/dining room, which flows seamlessly onto the rear garden, alongside the added benefit of a ground floor bedroom suite. The property further enjoys a private rear garden with useful outbuildings and off-street parking, all set within a vibrant residential area with convenient access to a wealth of local amenities.

3 1 2



Guide Price £450,000



LOCATION

Fortescue Road is situated within a well-established and highly regarded residential area to the north of Cambridge, offering an excellent balance of convenience and accessibility. The property is ideally placed for the Cambridge Science Park, St John's Innovation Park and the wider Business Park, making it particularly attractive for those working within the city's thriving tech and research sectors. Cambridge North railway station is within easy reach, providing regular services to London King's Cross and Liverpool Street, while the A14 and M11 offer swift road connections to the wider region. There is a strong provision of local amenities nearby, including a variety of shops, cafés and supermarkets along Milton Road, together with larger retail offerings at the nearby Cambridge Retail Park. The area is also well served by schooling for all age groups and benefits from a number of recreational facilities, including Chesterton Recreation Ground and pleasant riverside walks along the River Cam leading towards the city centre. Cambridge city centre itself is readily accessible via Milton Road, with excellent cycle routes and frequent public transport links, offering a comprehensive range of cultural, shopping and dining amenities, as well as the historic colleges and open green spaces for which the city is renowned.

ENTRANCE HALL

Panel-glazed entrance door leading through into entrance hall with tiled flooring, radiator, staircase rising to first floor accommodation, built-in storage cupboard, and doors leading through into respective rooms.

KITCHEN / DINING ROOM

A spacious open-plan kitchen/dining room, ideal for modern living. The kitchen comprises a comprehensive range of both wall and base-mounted storage cupboards and drawers fitted with a soft-closing feature, complemented by a wood-effect roll-top work surface incorporating an inset stainless steel sink with hot and cold mixer tap and drainer to side, with tiled splashback. Integrated four-ring gas hob with extractor above and oven below, integrated concealed dishwasher, and space for fridge freezer. Tiled-effect flooring and inset LED downlighters throughout.

The dining area enjoys a continuation of the tiled-effect flooring and inset LED downlighters, with a double-glazed window to the side aspect and a set of double-glazed French doors leading out onto the rear garden, providing excellent natural light and a seamless connection to the outside space. Panel doors lead through into further accommodation.

UTILITY ROOM

Comprising a range of wall mounted storage cupboards and drawers with roll-top work surface, and space and plumbing for washer/dryer.

GROUND FLOOR BEDROOM (BEDROOM 1):

A well-proportioned room with radiator, double-glazed window overlooking the rear aspect, and door leading through into:

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle with wall-mounted showerhead and glazed sliding doors, low-level WC with concealed dual flush, and hand wash basin with mixer tap and tiled splashback. Tiled flooring, heated towel rail, wall-mounted mirror with light, extractor fan, and inset LED downlighters.

LIVING ROOM

A comfortable reception space featuring wood-effect flooring, radiator, understairs storage cupboard, cast iron fireplace with tiled hearth, and double-glazed window to the front aspect.

FIRST FLOOR LANDING

With loft access, airing cupboard and doors leading through into respective rooms.

BEDROOM 2

With radiator, inset LED downlighters, and double-glazed window to the front aspect.

BEDROOM 3

With radiator, inset LED downlighters, built-in storage cupboard, and double-glazed window overlooking the rear garden.

FAMILY BATHROOM

Fitted with a three-piece suite comprising a panelled bath with wall-mounted showerhead and glazed shower screen, low-level WC with concealed dual flush, and hand wash basin with mixer tap and storage beneath. Marble-effect wall finishes, heated towel rail, wood-effect flooring, inset LED downlighters, extractor fan, and double-glazed window with privacy glass to the rear aspect.

OUTSIDE

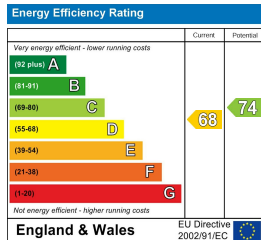
The property is approached off Fortescue Road via a dropped kerb leading onto a driveway with space for at least two cars, with the remainder of the front garden principally laid to lawn. A concrete pathway leads to the front access gate and onto an enclosed entrance area, with side access leading through to the rear garden.

To the rear is a lengthy garden, principally laid to lawn, with a paved patio area positioned directly off the rear of the property, providing an excellent space for outdoor entertaining. The garden is enclosed by timber fencing and incorporates two timber storage sheds, one of which is currently arranged as an open-access gym space.





Approximate Gross Internal Area 1053 sq ft - 98 sq m
 Ground Floor Area 659 sq ft – 61 sq m
 First Floor Area 394 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.