



Fraser Road, Cambridge, CB4 1LJ

CHEFFINS

Fraser Road

Cambridge,
CB4 1LJ

- No Upward Chain
- Driveway Parking
- Garage
- Single Storey Accommodation
- Private Rear Garden

A three bedroom detached bungalow offering rare opportunity to acquire a single storey residence within this popular residential location, offering easy access to the nearby amenities. The well planned accommodation extends to 875 sq. ft. with the potential for extension (STPP) and further benefits from driveway parking and a garage.



Guide Price £450,000





ENTRANCE HALLWAY

With entrance door, loft access via hatch, doors to:

LIVING ROOM

With window to the front aspect, feature fireplace with tiled hearth and surround.

KITCHEN

With window to the rear aspect, range of matching eye and base level units, worktop with sink and drainer, space for oven, washing machine and fridge freezer, wood effect flooring, part tiled walls, door to the garden.

BEDROOM 1

With window to the front and side aspect, fitted wardrobe with sliding door.

BEDROOM 2

With window to the side aspect, fitted wardrobe with sliding door.

BEDROOM 3

With window to the rear aspect.

BATHROOM

With window to the rear aspect, pedestal wash basin, panelled bath, tiled walls, wood effect flooring.

GUEST CLOAKROOM

With window to the rear aspect, low level wc, wall mounted hand wash basin, part tiled walls, wood effect flooring.

OUTSIDE

The front boundary is retained by a low level post and rail fence with an opening to the driveway that leads to the garage and a pathway leading to the entrance door. The front garden further benefits from a decorative gravel area and a selection of shrubs.

The fully enclosed rear garden offers a patio area, a selection of shrubs, storage shed, door to the garage, external lights an outside tap and gates side access.

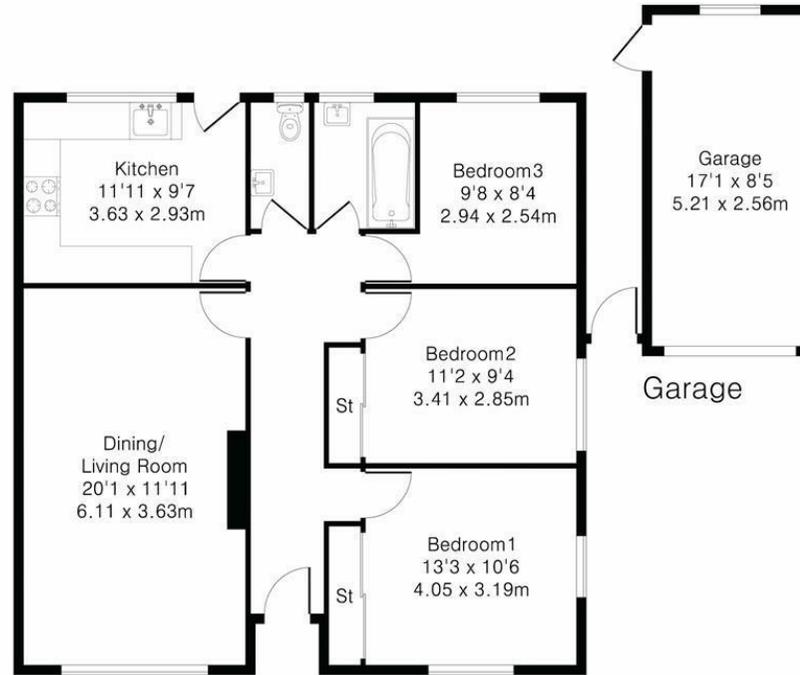
AGENTS NOTE

The property is liable for Chancel Repair.

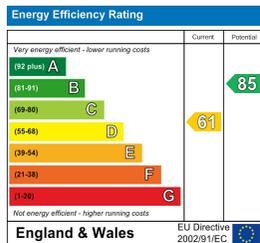




Approximate Gross Internal Area 875 sq ft - 81 sq m
 Garage Area 148 sq ft - 14 sq m



Ground Floor



Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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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.