



Bush & Co.





## 40 Fairhaven Close, Lode, Cambridge, CB25 9HG

**Guide Price £275,000 Freehold**



Energy Rating Band C

Lode is a village situated 6 miles east of Cambridge City Centre. A 15-minute drive from the bio-medical site of Addenbrookes Hospital, the Science Parks, Newmarket, the A14, and M11. This Conservation village, which is home to Anglesey Abbey (NT), offers prospective buyers an established community with regular bus services to Cambridge, Newmarket, and Ely. The village has a post office/village store, a village hall, a pub, and an excellent recreation ground offering various sporting clubs and opportunities.

The accommodation comprises, modern front door to entrance hall with stairs to first floor, timber flooring and radiator, kitchen well fitted with a sink unit and a matching range of wall and base units, electric hob and oven, plumbing for washing machine, fridge space, gas fired Vaillant combination boiler, window overlooking the front garden. Being sold with no onward chain

Sitting/ dining room with attractive flooring, storage cupboard, glazed door to rear garden, and radiator. First floor landing, storage cupboard and access to the loft, 2 bedrooms, modern bathroom with panel bath and shower over, hand wash basin, WC, tiled surrounds and towel rail.

Outside, there are 2 allocated parking spaces for the property and a path leading to the front door. To the rear is an enclosed garden with timber decking and lawn. Enclosed with timber fencing and rear access.

Tenure: Freehold.

Services: Mains water, drainage, gas, and electricity.

Council Tax: C







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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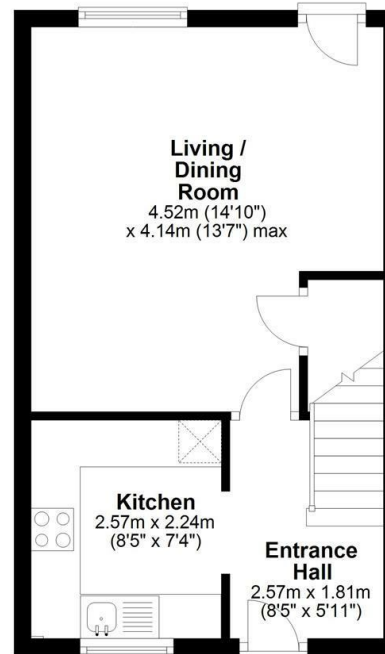
- \* Honest valuations with a true market assessment
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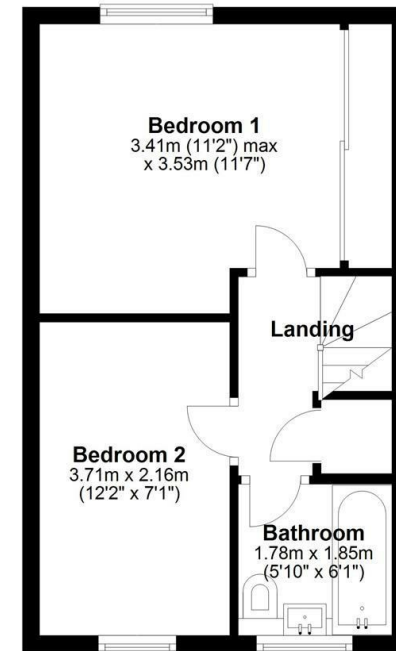
### Ground Floor

Approx. 29.8 sq. metres (320.2 sq. feet)



### First Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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