



24a Fairhaven Close, Lode, Cambridge, CB25 9HG
Guide Price £525,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DELIGHTFUL, DETACHED HOME OVERLOOKING ALLOTMENTS TO THE FRONT AND WITHIN A SHORT WALK OF ANGLESEY ABBEY.

- Detached house
- 4 beds, 2 baths, 3 recepts
- Gas fired central heating to radiators
- Overlooking allotments to the front
- Council tax band - E
- 1445.6 Sqft/134.3 Sqm
- Constructed in the late 1990's
- Driveway parking
- EPC-D/68
- No onward chain

Constructed in the late 1990's this detached home was later extended and provides generous accommodation measuring 1445.6 Sqft/134.3 Sqm. To the ground floor the property has a spacious entrance hall with WC adjoining and wrap around stairs leading up to the first floor. The property has three reception rooms, including a spacious living room opening onto the rear garden, a study with views across the allotments to the front and a large formal dining room which the current owner considered opening to create a large open plan kitchen/dining area. Completing the ground floor is a kitchen with storage at both eye/base level and a separate utility room with its own access to the side of the property. To the first floor are four large bedrooms and two bathrooms which includes an ensuite shower room off the master bedroom with a steam facility within the shower.

Externally – to the side of the property is a block paved driveway accessible along a private road off the High Street and benefits from space for two vehicles. The rear garden of the property has a large patio area accessible off the study and the living room. Above the patio is a pergola as well a hot tub to the side of the patio. The remainder of the garden is laid to lawn with a variety of flowers and shrubs located along the border.

Location

Lode is a popular village situated just off the B1102 conveniently located for Cambridge and the A14. The village has a post office/village store and a particular feature of the village is the proximity to open countryside and its relationship with Anglesey Abbey, a nearby National Trust property. The village at Bottisham has excellent facilities including primary school, secondary school, swimming pool and gym with public access and a health centre.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

East Cambridgeshire District Council
Council tax band -E

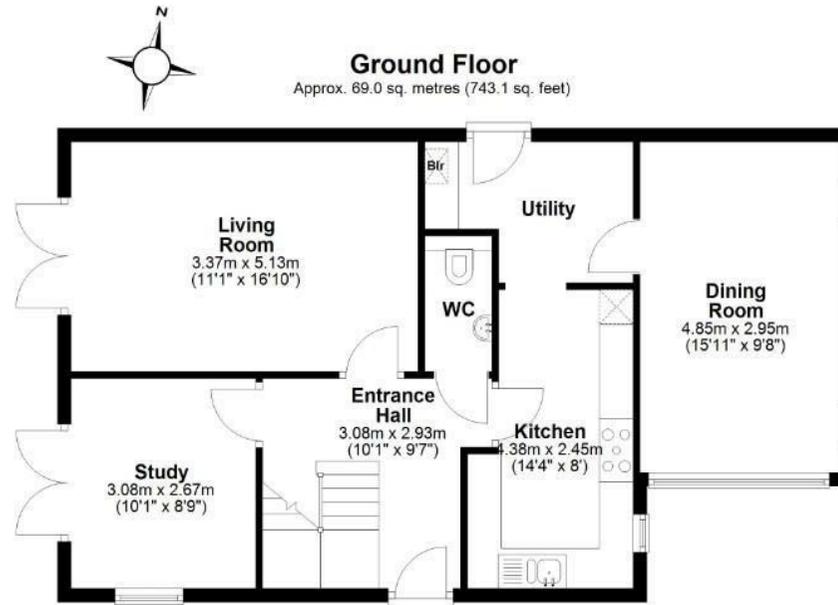
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Total area: approx. 134.3 sq. metres (1445.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

