



Fendon Close, Cambridge, CB1 7RU
Guide Price £445,000 Freehold



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A MODERN DETACHED HOUSE PROVIDING IMPRESSIVE ACCOMMODATION APPROACHING 800 SQFT WITH A PRIVATE COURTYARD GARDEN AND DRIVEWAY PARKING, SITUATED ON A QUIET CUL-DE-SAC, MOMENTS FROM ADDENBROOKE'S HOSPITAL.

- 794 sqft / 73 sqm
- 1 double bedroom, 2 shower rooms
- Gas-fired heating to underfloor
- No onward chain
- Private courtyard garden measuring 5.93m x 3.75m
- High-end kitchen with integrated appliances
- open plan living/dining space,
- EPC – C / 77
- Built in 2009
- Driveway parking for one vehicle

The Annex, Fendon Close is a detached, one-bedroom modern house with an attractive outlook onto private frontage, occupying a secluded position within this desirable close, moments from Addenbrooke's Hospital and The Biomedical Campus.

The accommodation extends to 794 sqft in total and comprises an open plan ground floor layout, which enhances space and light and provides a high-quality and well-equipped modern kitchen with Corian working surfaces, breakfast bar with seating and a range of integrated appliances. There is ample space for seating and dining arrangements and a shower room with wash hand basin and a WC. This combined space enjoys access to and complete views of a thoughtfully planted and well-screened courtyard garden and parking area.

A spacious entrance hall with a staircase rising to the first-floor level, has a concealed storage cupboard housing the boiler and an entrance door leading to the side of the property. The first-floor landing leads to a second shower room and a generous double bedroom with Velux roof windows and built-in triple wardrobes.

Outside, there is a delightful, well-stocked courtyard garden and driveway parking for one vehicle.

Location

Fendon Close is just off Fendon Road on the south side of the city and forms part of a popular residential area. Local shopping is available on Hills Road, Cherry Hinton Road, Cambridge Leisure Park and the concourse at Addenbrooke's Hospital, from which the property is only moments away. The property is about 2 miles from Cambridge City centre and 1 mile from a mainline railway station with services to London's King's Cross and Liverpool Street. The A11 junction is about 4 miles away, which can take you up towards Bury St Edmunds or down to London via the M11.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - A

Fixtures and Fittings

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

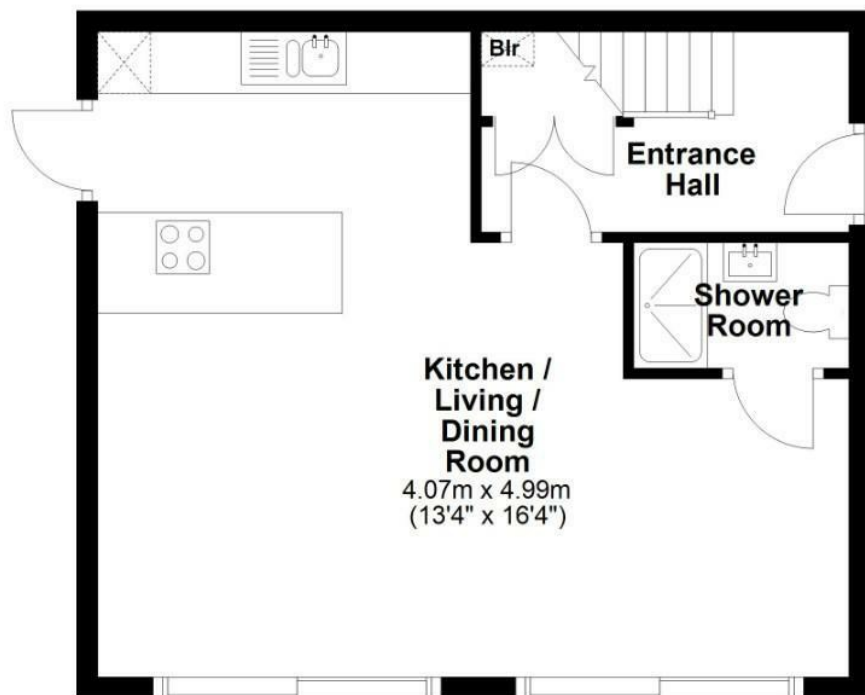
Viewing

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



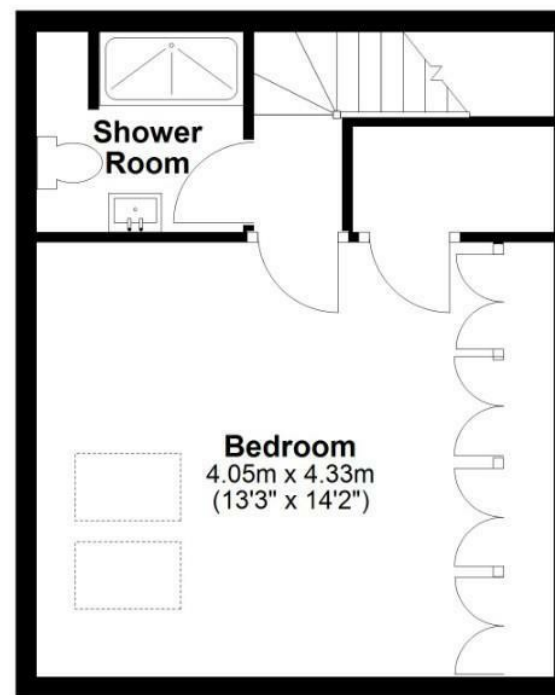
Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



Total area: approx. 73.8 sq. metres (794.3 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
	EU Directive 2002/91/EC	

