



19 Fairbairn Road  
Cambridge, CB4 1UG

**Guide price £425,000**

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## 19 Fairbairn Road

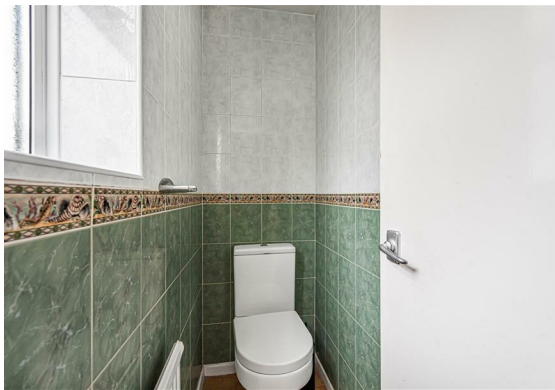
Cambridge, CB4 1UG

- No chain
- Driveway and garage
- Fantastic location convenient for Cambridge North station
- Garden

A 3 bedroom semi-detached house, with scope for improvement, in a popular location close to the River, Science Park and Cambridge North Station and has no onward chain.

This extended family house is in a quiet position and offers a great opportunity for those wanting to extend (STPP) and improve. The house does need some updating but offers over 980 sq ft of accommodation which includes a hallway with stairs and storage under. The living room has a window to the front, a gas fire and a set of doors lead to the dining room, which has doors to a garden room. The kitchen has fitted wall and base cupboards, with space for white goods. There is a door to a small side lobby where there is a useful storage cupboard housing the boiler and access to outside.

Upstairs there are three bedrooms, two are doubles and have built-in cupboards. The





bathroom has a shower over the bath and there is a separate WC.

At the front of the house, there is a good size garden which has been well cared for, a block paved driveway provides parking and access to the side of the house, and the garage. The rear garden is laid to lawn. This is a great opportunity to create a lovely family home in a popular location.

Satnav: CB4 1UG

What3Words:///valve.perky.those

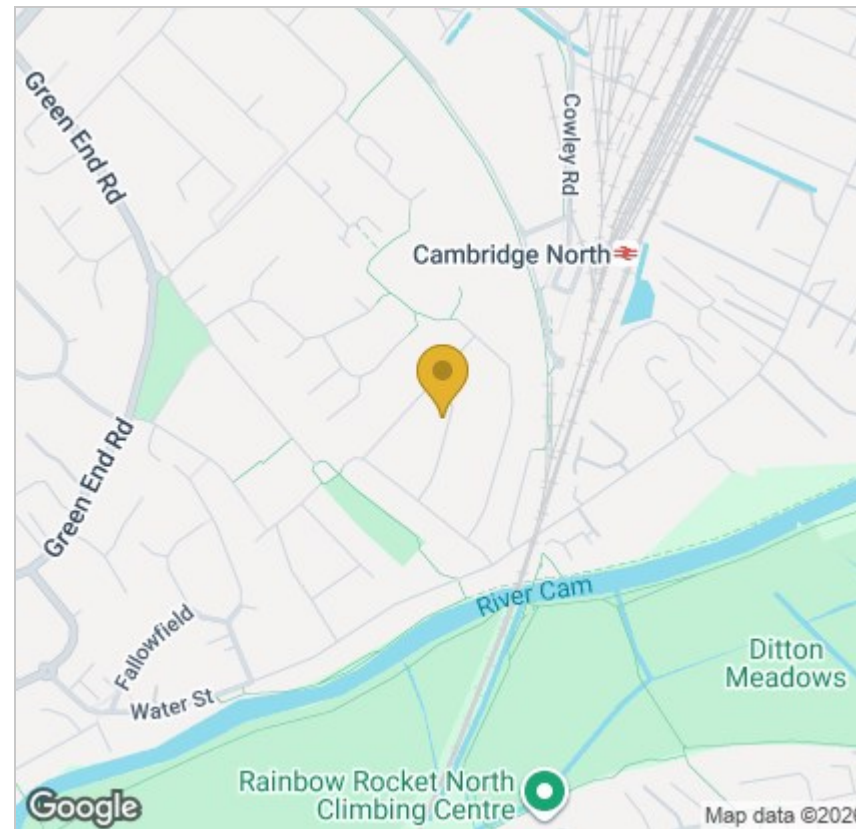
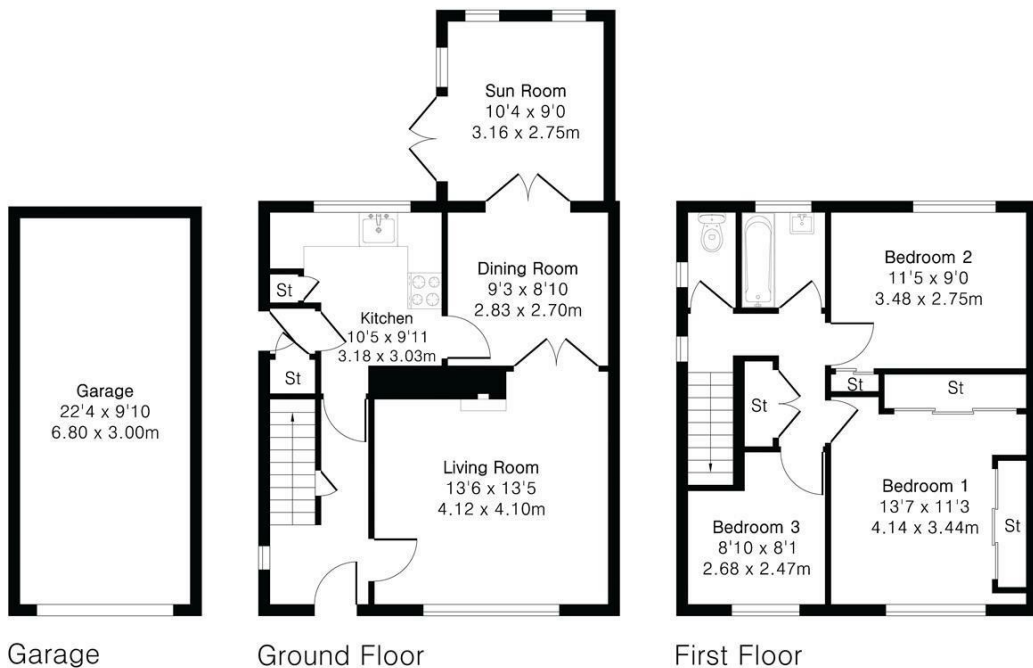


**Approximate Gross Internal Area 985 sq ft - 91 sq m  
(Excluding Garage)**

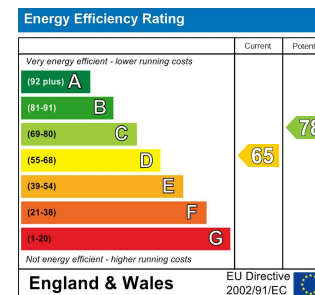
Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 443 sq ft – 41 sq m

Garage Area 220 sq ft – 20 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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