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## 54 Fanshawe Road Cambridge, Cambs, CB1 3QY £2,300 PCM

Updated stylish 3 bed house - great location just off Cherry Hinton Rd and close to Cambridge Train station, shops/leisure centre/restaurants etc. Easy access Cambridge City Centre, M11/A14/Stanstead Airport. Many extra features eg solid oak flooring throughout except tiled kitchen and porch flooring, well designed kitchen/bathroom, outbuildings. With gas central heating and double glazing. Unfurnished.

Downstairs: Enclosed porch leading to hallway. Large through reception room with built in sideboard and wall storage units. Wiring for hi-fi. Spacious kitchen with white laminate units and Corian worktops. Tiled floor. Includes integrated appliances and ceramic induction hob. Utility room with washer and dryer. Separate WC/cloakroom.

Upstairs: 2 double bedrooms with built in wardrobes and 1 single bedroom of good size. Large luxury well designed bathroom with corner bath and separate shower unit. Tiled throughout.

Outside: Front paved driveway with space for 2 vehicles. Side entrance leading to garden. Storage cupboard built into side of house. Enclosed large rear garden with lawn, patio area and mature shrubs/trees. Range of outbuildings/sheds suitable for storage/home workshop.

This unusual property would suit professionals - family/couple/max 2 sharers. No undergraduate students. Early viewing highly recommended.

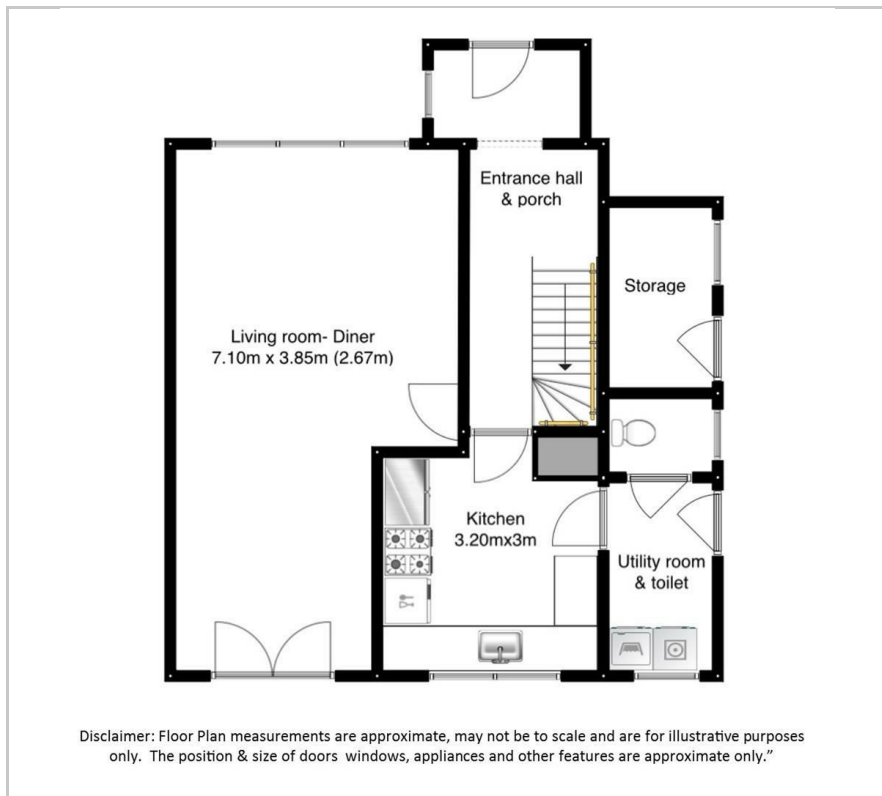
### Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.





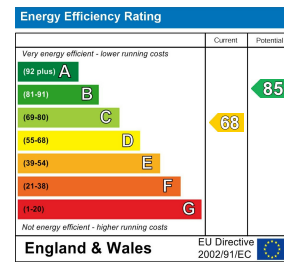
## Floor Plan



## Area Map



## Energy Efficiency Graph



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