



Fairhaven Close
Lode, CB25 9HG
Guide Price £265,000

Fairhaven Close, Lode, CB25 9HG

A modern end of terrace family home standing within this highly regarded village and set only a few miles from the City of Cambridge.

Boasting accommodation to include entrance porch, lounge/diner, kitchen, two bedrooms and bathroom.

Externally the property offers a fully enclosed mainly paved rear garden and useful outhouse/shed/workshop.

About Lode:

Lode is a small, picturesque village located about 6 miles northeast of Cambridge, England, known for its tranquil surroundings and rural charm. For more extensive shopping and amenities, residents typically travel to nearby Cambridge, which offers a wide array of shops, restaurants, and cultural attractions, including the historic university and museums. The village is well-connected by road and public transport, making it convenient to access Cambridge and surrounding areas, such as Newmarket (approximately 15 miles away) and Ely (around 11 miles away). With scenic walks and a friendly community atmosphere, Lode is an appealing choice for those seeking a quieter lifestyle close to the vibrant city of Cambridge.

Porch

With door through to the:

Lounge/Diner 20'6" x 12'8" (6.26 x 3.87)

Good sized lounge/diner with TV connection point, laid wooden style flooring, radiators, staircase rising up to the first floor with storage cupboard under, window to the front aspect and rear external door. Opening through to the:

Kitchen 8'2" x 5'10" (2.49 x 1.78)

Fitted with a range of matching eye and base level storage units and work surfaces over, tiled splashback areas, undermounted stainless steel sink and drainer with mixer tap over, integrated BOSCH oven with extractor hood above. Space and plumbing for a fridge/freezer and washing machine. Laid wooden style floor and window to the rear aspect.

First Floor Landing

With access to airing cupboard and loft space.

Bedroom 1 9'2" x 8'11" (2.80 x 2.74)

Double bedroom with storage cupboard, laid wooden style flooring and window to the front aspect.

Bedroom 2 6'2" x 5'6" (1.89 x 1.68)

With radiator, laid wooden style flooring and window to the rear aspect.

Bathroom 6'2" x 5'6" (1.89 x 1.68)

Three piece bathroom suite comprising a low level WC, hand basin with vanity cupboard under, p-shaped panelled bath with wall mounted shower head, radiator and obscured window to the rear aspect.

Outside - Rear

Enclosed rear garden mostly laid to

lawn with paved patio seating area and useful outhouse/shed/workshop.

Outhouse

With power and lighting connected.

Outside - Front

Laid to lawn frontage and side pedestrian gate.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - End Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 50 SQM

Parking – N/A

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

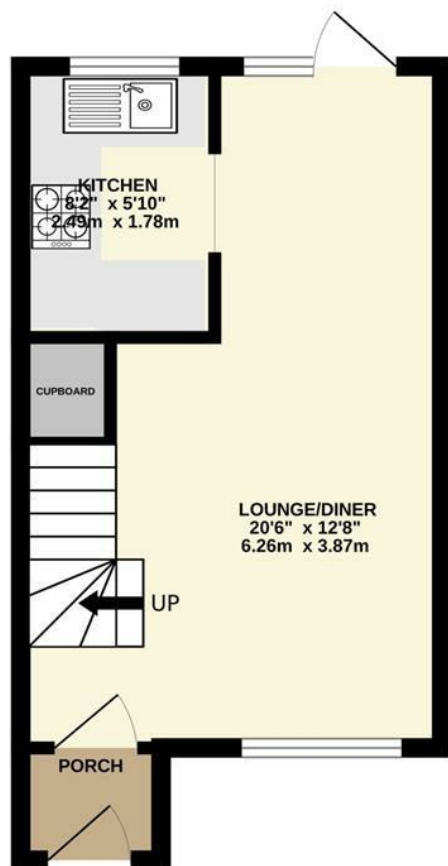
Mobile Signal/Coverage – Ofcom advise none/limited on all networks

Rights of Way, Easements, Covenants

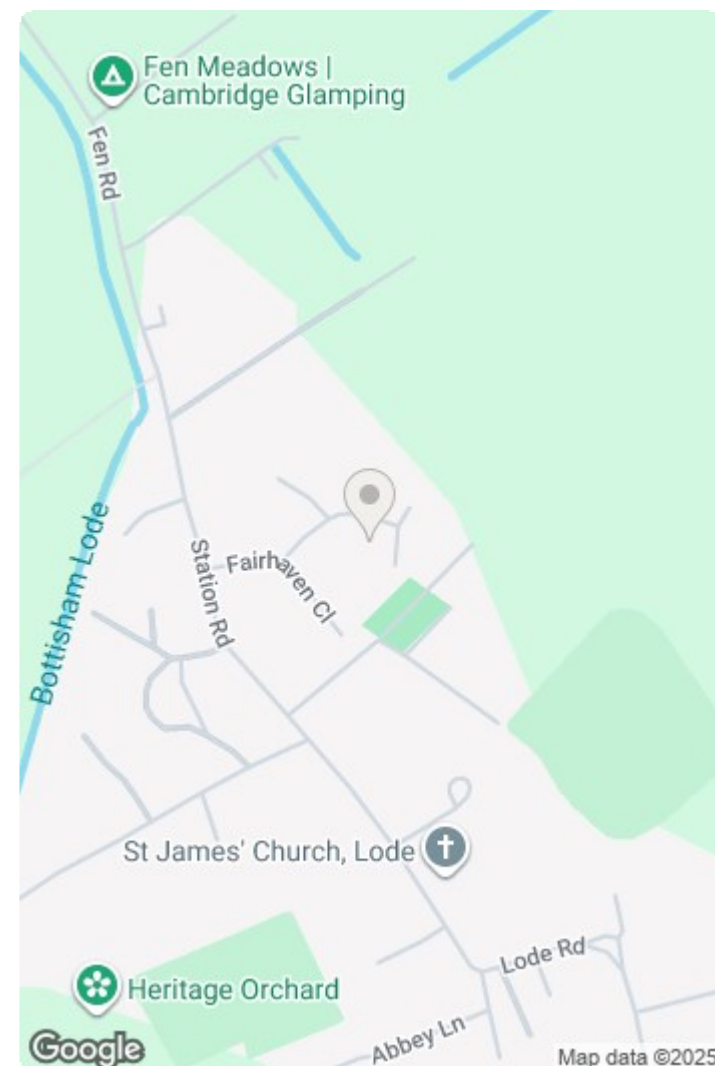
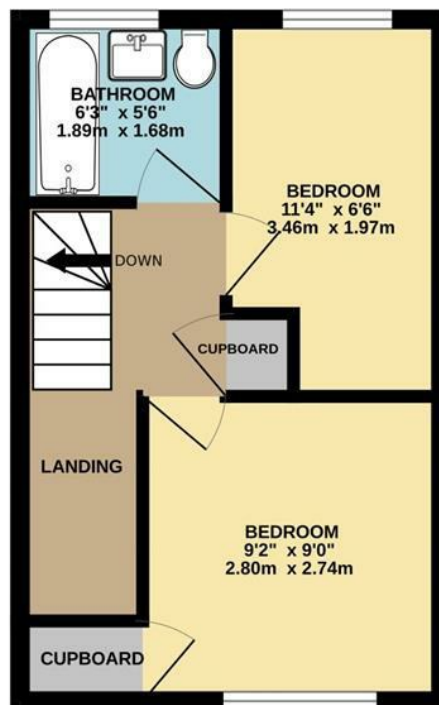
– None that the vendor is aware of



GROUND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



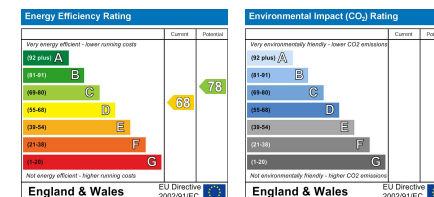
1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



52 FAIRHAVEN CLOSE

TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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