



Town & Country

Fairgreen Road, Caddington

Guide Price £399,950



## Fairgreen Road

Caddington

- Rarely Available Three Bedroom Home
- Excellent Sized Plot with Large Gardens, Parking and Garage.
- Entrance Hallway
- Recently Re-Fitted Kitchen
- Re-Fitted Shower Room
- Three Double Bedrooms
- Re Wired Throughout
- Fensa Registered Double Glazing

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



# Fairgreen Road

## Caddington

Welcome to this rarely available three bedroom semi-detached home, perfect for anyone looking for space and comfort in a great location on the very edge of this popular village.

Step inside and you'll find a welcoming entrance hallway leading to a recently re-fitted kitchen (ideal for anyone who loves to cook) and a bright, airy living space that's perfect for relaxing or entertaining friends, plus a stylish, re-fitted shower room that's both modern and practical. Upstairs, there are three double bedrooms.

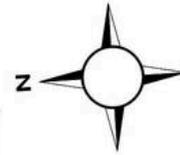
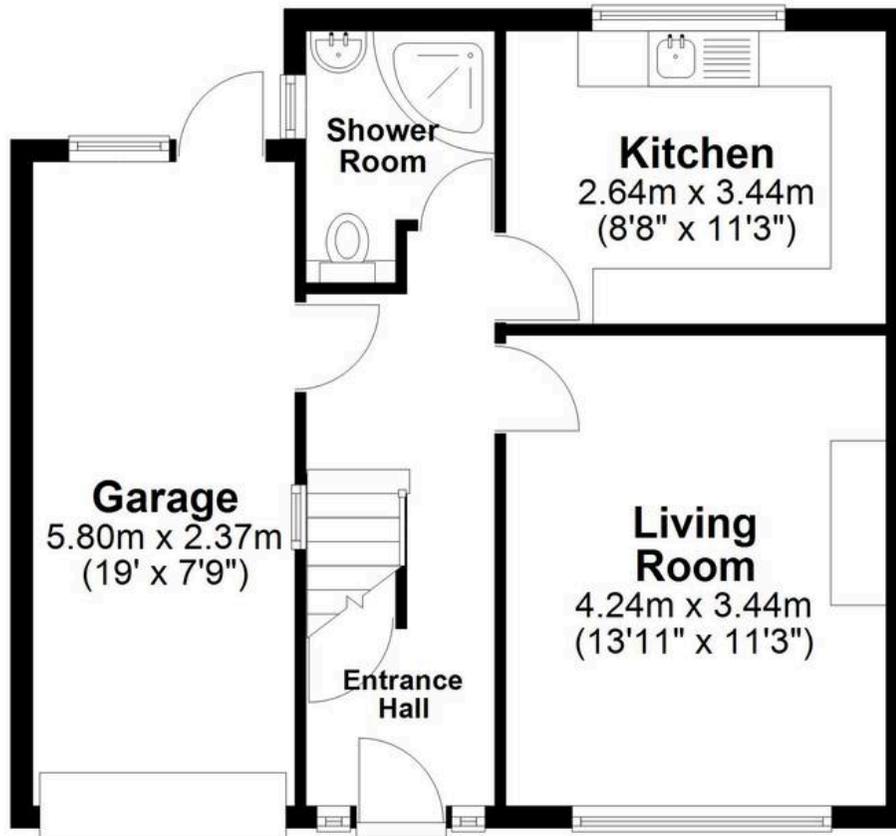
Parking is offered via a driveway and single garage, whilst the rear garden is a great size for a growing family, with the ability to head straight out to open fields and Caddington Village School.

The house has been rewired throughout, giving you peace of mind, and comes with FENSA registered double glazing with the benefit of parking and a garage. This home sits on an excellent sized plot, offering plenty of flexibility and would be ideal for further extension (subject to planning). Whether you're upsizing, downsizing, or looking for your first family home, this property has a great balance of space and convenience.



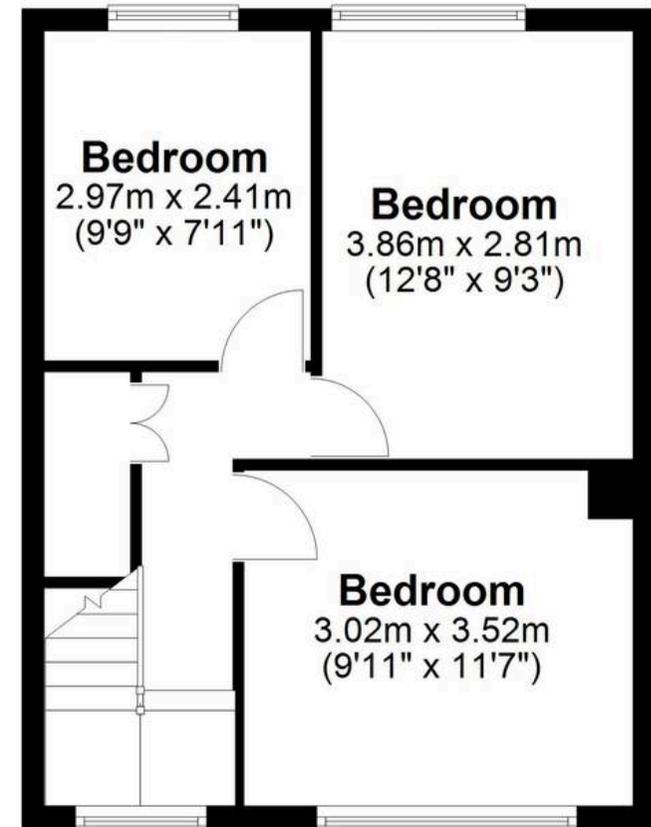
## Ground Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



**Total area: approx. 88.2 sq. metres (949.0 sq. feet)**

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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