

Radcliffe & Rust
Residential sales & lettings

**2 Geoffrey Bishop Avenue, Fulbourn CB21 5BU**
**£1,500 PCM**

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

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Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this two bedroom semi-detached bungalow in Geoffrey Bishop Avenue, Fulbourn, Cambs, CB21. Offering a quiet position in a residential area, the property is located on a no through road with ample off-road parking available outside the property. This property offers an excellent location within easy access of Babraham Road and Addenbrookes, as well as being close to the large Tesco on Yarrow Road, Cherry Hinton. Both the A14, A11 and M11 are also within easy reach. The property is in the catchment area for Fulbourn Primary School which is 0.3 miles from the property, around a 7 minute walk whilst the catchment secondary school is Bottisham Village College which is around a 13 minute journey by car.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer to let, this fully refurbished, bright and spacious bungalow in the popular village of Fulbourn. Fulbourn lies about five miles (8 km) southeast of the centre of Cambridge so the property offers an excellent location for a tenant who works in Cambridge or further beyond as Fulbourn is also close to the A14, A11 and M11. Geoffrey Bishop Avenue is located off Dogget Lane which is close to Babraham Road so the property enjoys great transport links into the city centre.

The property is positioned behind mature shrubbery with a generous front garden laid to lawn. Upon approaching the property, there is a block paved driveway with the garage to the left hand side of the property and the paved pathway continues to the front door. The front garden also continues round to the right hand side of the property making the garden wraparound the property. Once inside, there is a small enclosed porch area with a second door which leads into the main hallway. On the right hand side of the hallway is the living room. This pleasant dual aspect room has windows overlooking both the front and side of the garden and has a gas feature fire with surround. Next to the living room is the kitchen. With cream shaker style wall and base units with a wooden style worktop, the kitchen has a freestanding dishwasher, washing machine, ceramic sink and drainer, gas hob, oven and integrated cooker hood. The kitchen has a window to the side aspect and below this window there is space for a dining table if required. From the kitchen, there is a half glazed door leading to a small conservatory / lean to which is where the tumble dryer is housed and could make a great utility space to wash and dry clothes. From the conservatory, there is a glazed door leading to the rear garden.

At the end of the hallway and nestled between the kitchen and bedroom two is the shower room which has floor to ceiling marble style waterproof panels with a walk-in shower with glass door, stainless steel coloured heated towel rail and vanity style hand basin and W.C. with cupboard storage under the hand basin. Next to the shower room is bedroom two. Offering views to the side of the property, bedroom two can comfortably fit a double bed and has the added bonus of a wardrobe and chest of drawers included for ample storage. Next to bedroom two and opposite the living room is bedroom one. Overlooking the front of the property, bedroom one could comfortably fit a double bed and further furniture as required.

Outside, there is a generous private rear garden which can be accessed from the conservatory space and also from the front of the property via a wooden gate next to the garage. The garage is separate to the main property and can be accessed from the main door at the front of the garage and also from the rear garden via a wooden door. The rear garden is mainly laid to lawn with an edge around the garden with mature shrubbery and a shingled area as well as a paved patio area immediately outside the property where the rear garage access is. The garden also has a private wooden shed for further storage.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

## Agents notes

There is a regular visit from a gardener, the cost of which is covered by the landlord.
Available October 2026, on an unfurnished basis.
Deposit £1,730
Council tax band D
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect



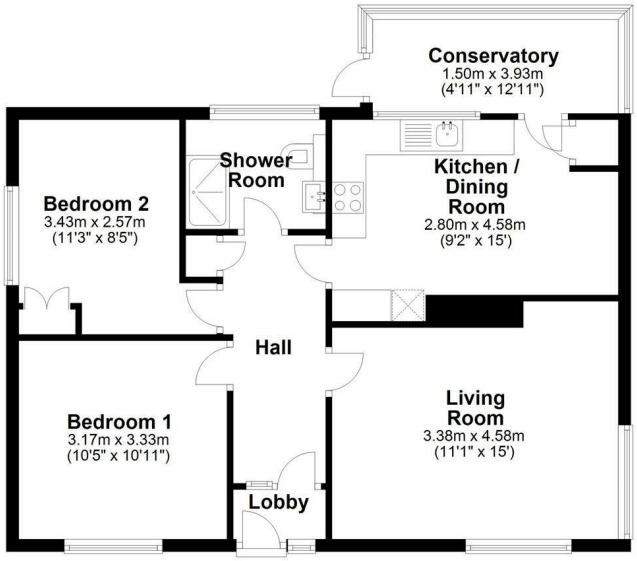






## Ground Floor

Approx. 70.9 sq. metres (762.6 sq. feet)




Total area: approx. 70.9 sq. metres (762.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

