



Greater Foxes, Fulbourn, Cambridge, CB21 5EZ

CHEFFINS

Greater Foxes

Fulbourn, Cambridge,
CB21 5EZ

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: E
- Gas Central Heating
- Off Street Parking
- Garden

A 4 bedroom family home located in a popular and well served village with easy access to Cambridge. The accommodation comprises entrance hall, 2 reception rooms, kitchen/breakfast room, study/bedroom 4, cloakroom, 3 double bedrooms and bathroom. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.

4 2 2

£1,800 PCM





LOCATION



Fulbourn is a desirable village approximately 3 miles distant east of Cambridge. The village boasts a range of local amenities including greengrocer, butcher, cafe, local Co-op supermarket, public houses, take away restaurants and sporting facilities at the Fulbourn Institute Sports and Social Club. The village is conveniently placed for access to the Addenbrooke's campus (3.5 miles), ARM (1.7 miles) and the A11, A14 and M11.

ENTRANCE HALL

stairs rising to first floor. The sitting room, dining room and cloakroom are accessed directly off the entrance hall.

SITTING ROOM

'L' shaped reducing to 14'0" (4.27m) and 8'10" (2.69m) respectively. Feature fireplace (not in use), fitted shelving, windows to rear and side aspects and door to:

STUDY/BEDROOM 4

window to front aspect.

DINING ROOM

window to rear aspect and door to:

KITCHEN/BREAKFAST ROOM

fitted with base and wall units, work tops, sink with window to front aspect above, further window to front aspect, 2 windows to rear aspect and rear door to garden, appliances including oven, gas hob with extractor above, freestanding fridge, under counter freezer, dishwasher, tumble dryer and gas boiler and doorway to pantry housing washing machine.

CLOAKROOM

wc, wash basin and window to front aspect.

STAIRS/LANDING

window to rear aspect. The bedrooms and bathroom are accessed directly off the landing.

BEDROOM 1

fitted wardrobes and window to rear aspect.

BEDROOM 2

fitted wardrobes, window to front aspect and built in cupboard housing hot water cylinder.

BEDROOM 3

fitted wardrobes and window to rear aspect.

BATHROOM

bath, shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to front aspect.

OUTSIDE

PARKING

2 allocated parking spaces to the front of the property.

GARDEN

enclosed rear garden principally laid to lawn with patio, shrub borders, shed and side gate and access. Garden service included.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £415

Deposit - £2076







Total area: approx. 127.6 sq. metres (1373.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.