



ANTONY DAVIS Est. 2019

**Eco Bee**  
The Ethical Colourful Living Family  
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styr MADE FOR CAMBRIDGE

**CHEFFINS**  
RETAIL  
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All Enquiries  
01223 213666

**BODY**  
BEAUTY  
01223 68

P Mon-Sat  
8 am - 6 pm  
2 hours  
No return  
within 2 hours

High Street, Fulbourn, Cambridge, CB21 5DH

**CHEFFINS**

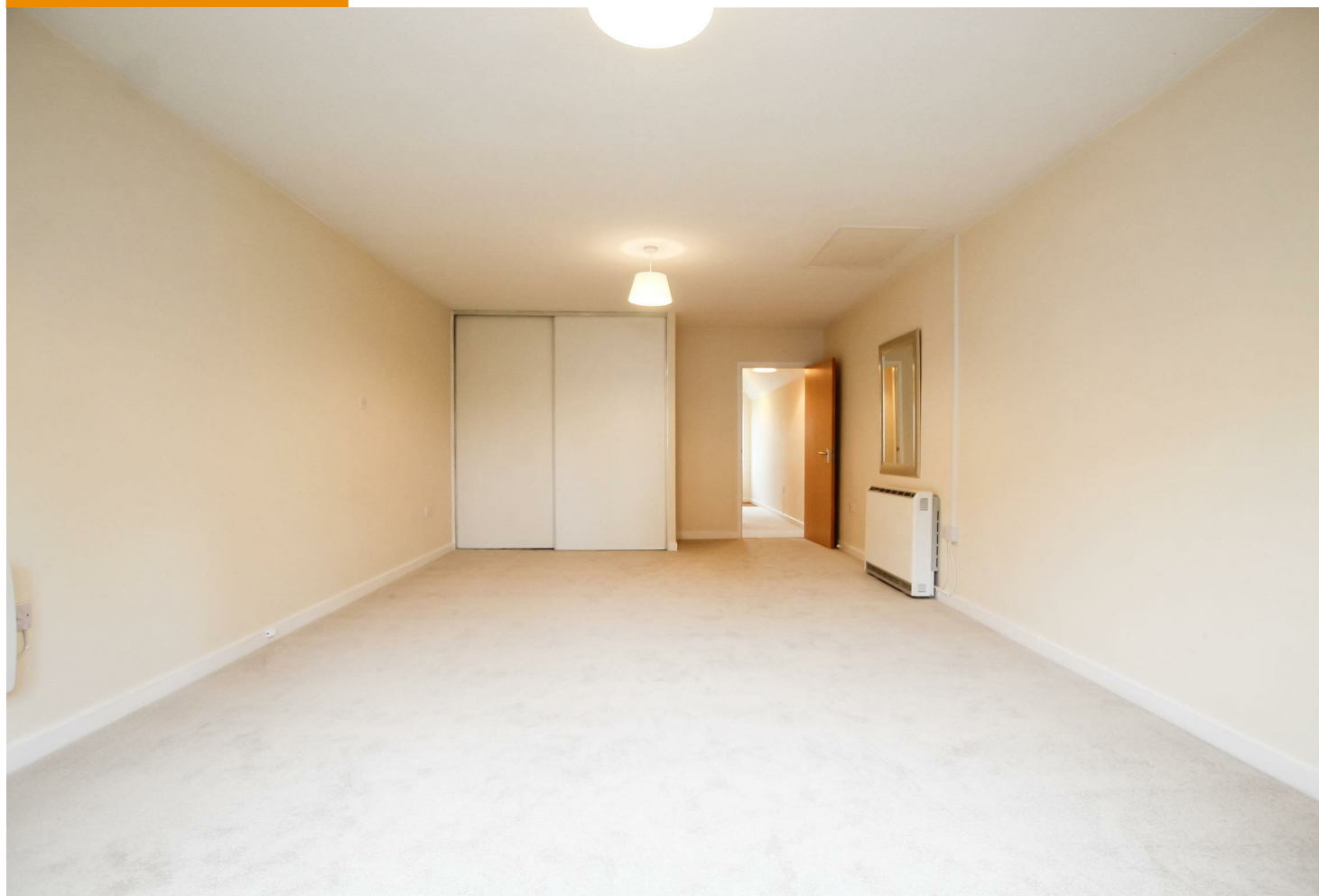
## High Street

Fulbourn, Cambridge,  
CB21 5DH

A spacious first floor studio apartment located in the heart of this popular and well served village. The accommodation comprises entrance hall, open plan living/sleeping, Kitchen and bathroom. Allocated parking. Unfurnished. Available now. EPC: D and Council Tax Band: A.

 0  1  1

**£1,075 PCM**



### LOCATION

The property is situated in the centre of the highly sought-after village of Fulbourn, approximately three miles east of Cambridge. The village offers an excellent range of everyday amenities, including a greengrocer, butcher, café, Co-op supermarket, public houses, takeaway outlets and sporting facilities at the Fulbourn Institute Sports and Social Club. Fulbourn is also well positioned for convenient access to the Addenbrooke's campus (about 3.5 miles away), ARM (around 1.7 miles), and major road links including the A11, A14 and M11.





## ENTRANCE HALL

airing cupboard housing hot water cylinder and doors to open plan living/sleeping, kitchen and bathroom off.

## OPEN PLAN LIVING/SLEEPING

built in double wardrobe with sliding doors and window to front aspect.

## KITCHEN

base and wall units, work tops, sink with window to rear aspect above, double oven with electric hob and extractor hood above, fridge freezer and washing machine.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and mirrored cabinet above, heated towel rail and Velux skylight.

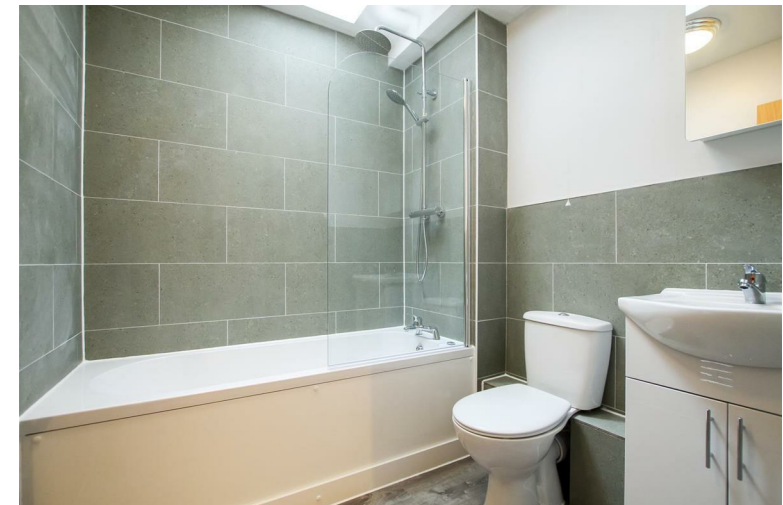
## LETTING AGENT NOTES

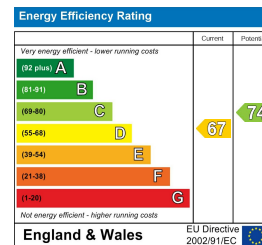
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £248

Deposit - £1240





## First Floor

Approx. 49.8 sq. metres (536.6 sq. feet)



Total area: approx. 49.8 sq. metres (536.6 sq. feet)

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.

