



Impetts Lane, Fulbourn, Cambridge, CB21 5BY

CHEFFINS

Impetts Lane

Fulbourn, Cambridge,
CB21 5BY

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

A 3 bedroom detached single story dwelling enjoying views of the recreation ground within this popular and well served village with easy access to Cambridge. The well presented accommodation comprises generous sitting room, kitchen/breakfast room, dining room/bedroom 3, conservatory, utility room, 2 further double bedrooms, bathroom and shower room. Front and rear gardens, off street parking and single garage. We regret no pets. Unfurnished. Available now. EPC: D and Council Tax Band: D.

3 2 1

£1,750 PCM





LOCATION



Fulbourn is a desirable village approximately 3 miles 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 PORCH

with door to:

RECEPTION HALL

the living room, kitchen/breakfast room, bathroom, dining room/bedroom 3 and bedrooms 1 & 2 are accessed off the reception hall.

LIVING ROOM

with window to front aspect with views of the recreation ground, 2 further windows to side aspect and door to:

KITCHEN/BREAKFAST ROOM

with base and wall units, work tops, breakfast bar, sink with window to rear aspect above, freestanding oven with gas hob and extractor above, fridge freezer, dishwasher, larder and door to:

UTILITY ROOM

with base units, work tops, sink, washing machine, tumble dryer, window to side aspect, side door to rear garden and door to:

SHOWER ROOM

with shower, toilet, wash basin, heated towel rail and window to rear aspect.

DINING ROOM/BEDROOM 3

with window to side aspect and patio doors to:

CONSERVATORY

with door to rear garden.

BEDROOM 1

with window to side aspect.

BEDROOM 2

with window to front aspect with views of the recreation ground.

BATHROOM

with bath, separate shower, toilet, wash basin with wall mounted mirror above, heated towel rail and 2 windows to rear aspect.

OUTSIDE

FRONT

open front garden predominantly laid to lawn and driveway offering off street parking for a couple of cars and access to a single garage.

REAR

enclosed rear garden predominantly laid to lawn with patio and shed.

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 - £403

Deposit - £2019







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

