



Shelford Road, Fulbourn, Cambridge, CB21 5HJ

CHEFFINS

Shelford Road

Fulbourn, Cambridge,
CB21 5HJ

A 3 bedroom semi detached property located in the popular and well served south Cambridge village. Accommodation comprises 2 reception rooms, kitchen, bathroom, 2 double bedrooms and study/bedroom 3. Further benefits include large garden and single garage. We regret no sharers. Pets considered. Unfurnished. Available NOW. EPC: D and Council Tax Band: C.

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.

3 1 2

£1,250 PCM





ENTRANCE HALL

with stairs rising to first floor with pantry cupboard beneath. The dining room, sitting room and kitchen are accessed off the entrance hall.

DINING ROOM

with feature electric fire place and window to front aspect.

SITTING ROOM

with feature fireplace (not in use) and window to rear aspect.

KITCHEN

with base and wall units, work top, sink with window to side aspect above, freestanding cooker with ceramic hobs, space and plumbing for a washing machine and doorway to:

REAR HALL

with window to side aspect, door to garden and door to:

BATHROOM

with shower over bath, toilet, wash basin, heated towel rail and window to side aspect.

STAIRS/LANDING

with window to side aspect. The bedrooms are accessed off the landing.

BEDROOM 1

with feature fireplace (not in use), built in wardrobes and 2 windows to front aspect.

BEDROOM 2

with feature fireplace (not in use) and window to rear aspect.

STUDY/BEDROOM 3

with window to rear aspect.

GARDEN

generous enclosed garden to the front, side and rear of the property principally laid to lawn with patio and garage (accessed via gate to the rear).

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 - £288

Deposit - £1442





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



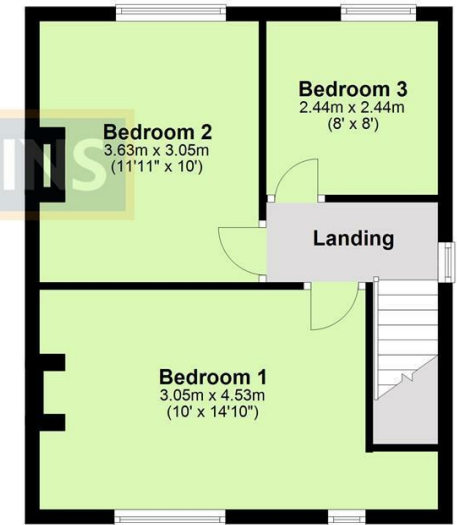
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 79.0 sq. metres (850.1 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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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.

