



Cow Lane, Fulbourn, Cambridge, CB21 5HB

**CHEFFINS**

## Cow Lane

Fulbourn, Cambridge,  
CB21 5HB

- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: F
- Gas Central Heating
- Off Street Parking
- Front & Rear Gardens

A well presented 4 bedroom detached house located in a popular and well served village. The accommodation comprises entrance hall, kitchen/breakfast room, 2 receptions rooms, study, utility, cloakroom, master bedroom with en suite shower room, 3 further double bedrooms and bathroom. Enclosed front and rear gardens and off street parking. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: F.

4 2 2

**£2,475 Per Month**





## 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

stairs rising to first floor with store cupboard beneath, window to front aspect, 3 windows to side aspect and doors with access to sitting room, dining room, kitchen/breakfast room and cloakroom.

## SITTING ROOM

electric fireplace, sliding patio doors to front garden, further window to front aspect, window to side aspect and open to:

## DINING ROOM

fitted counter top with cabinet beneath, door to entrance hall and door to:

## STUDY

fitted cupboard, sideboard and window to rear aspect.

## KITCHEN/BREAKFAST ROOM

base and wall units, work tops, sink, integrated appliances including oven, ceramic hob with extractor hood above, fridge freezer and dishwasher, 3 windows to rear aspect, table (can be removed) and door to:

## UTILITY

base and wall units, work top, space and plumbing for a washing machine and space for a tumble dryer, window to rear aspect and door to side passage and garden.

## CLOAKROOM

wc, wash basin, mirror and window to side aspect.

## STAIRS/LANDING

built in cupboard housing gas central heating combination boiler and doors with access to bedrooms 1, 2, 3 & 4 and bathroom.

## BEDROOM 1

2 windows to front aspect and door to:

## EN SUITE SHOWER ROOM

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

## BEDROOM 2

window to rear aspect.

## BEDROOM 3

fitted double wardrobe and window to rear aspect

## BEDROOM 4

window to front aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with counter top, vanity unit below and mirror above, windows to front and side aspects.

## EXTERIOR

off street parking to the front on graveled drive, gate to enclosed front garden principally laid to lawn with patio, flower and shrub borders, path to front door and side passage to enclosed rear garden principally laid to lawn with patio, flower and shrub borders and garden shed.

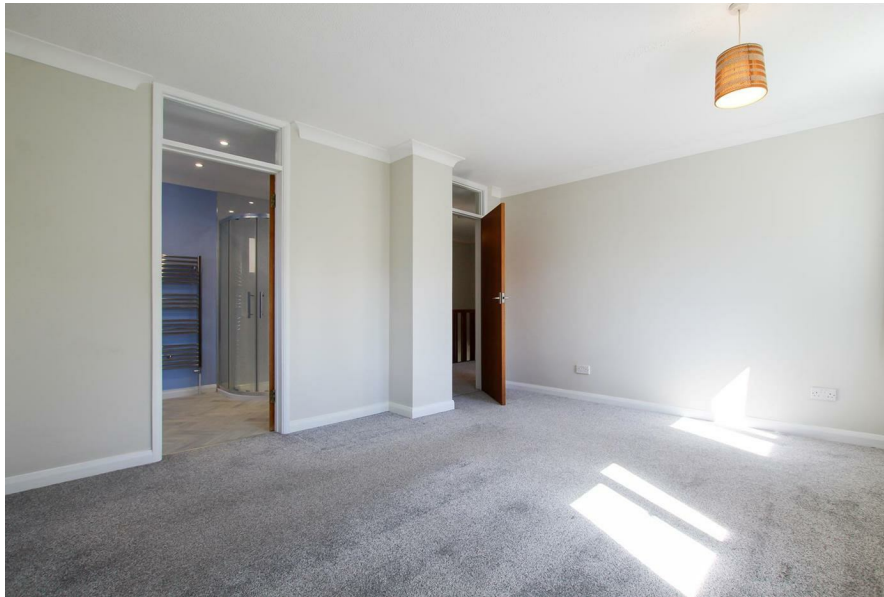
## LETTING AGENT NOTES

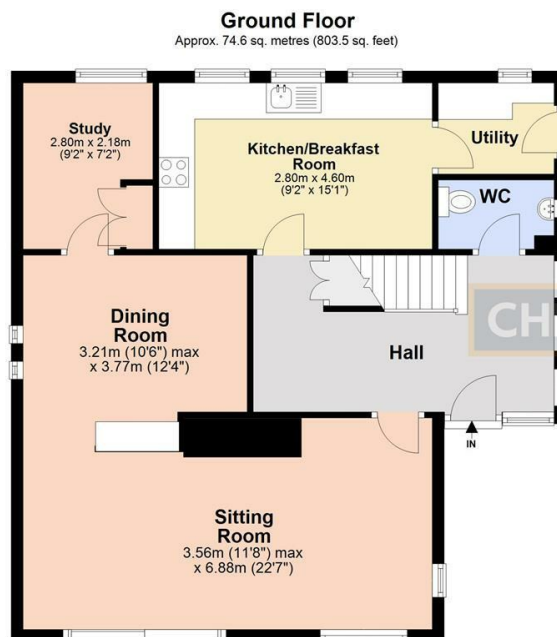
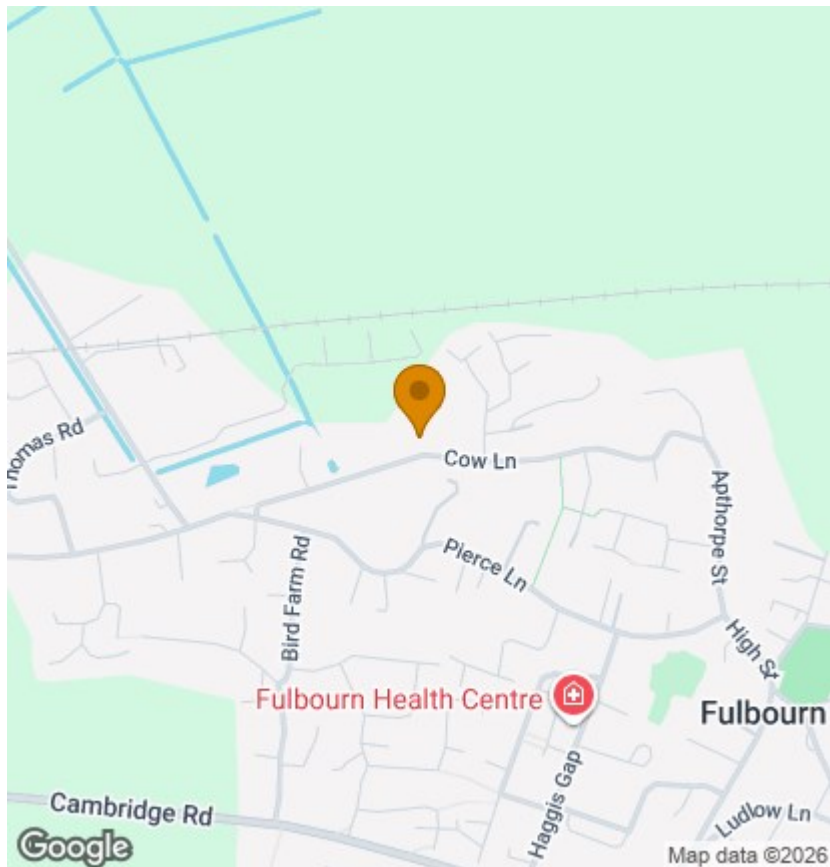
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £571

Deposit - £2855







Total area: approx. 150.4 sq. metres (1619.2 sq. feet)

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 81        |
| 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



**CHEFFINS**

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.