



Church Lane, Cambridge, CB21 5EP

CHEFFINS

Church Lane

Fulbourn, Cambridge,
CB21 5EP

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: C
- Gas Central Heating
- Shared Garden
- Off Street Parking

A Grade II listed 2 bedroom cottage with unquestionable charm forming part of the Fulbourn Manor Estate and located in the heart of the village. The accommodation comprises kitchen with pantry, sitting room, small study, 1 double bedroom, 1 single bedroom and shower room (wet room). Residents parking for 1 car and communal gardens. Unfurnished. Available now. EPC: D and Council Tax Band: C.



£1,300 PCM





LOCATION

The property forms part of the Fulbourn Manor estate and is accessed via Manor Walk through gated entrance to Fulbourn Manor. 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 DOOR

to:

KITCHEN/DINING ROOM

kitchen area fitted with base units, work tops, sink with window to rear aspect above, oven, electric hob with extractor hood above, space and plumbing for a washing machine, space for a fridge freezer, walk-in pantry with window to rear aspect and fitted shelving, dining area with 2 built in cupboards, door to staircase and door to:

SITTING ROOM

feature fireplace (not in use), window to front aspect and door to:

OFFICE

fitted desk and shelving and window to rear aspect.

STAIRS/LANDING

window to front aspect and doors to bedrooms and wet room.

BEDROOM 1

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

BEDROOM 2

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

WET ROOM

wet room shower, steps up to wc, sink with vanity unit below, illuminated mirrored wall cabinet and heated towel rail.

EXTERIOR

shared garden to the front principally laid to lawn with borders, hedgerows and gravel path to the front of the property.

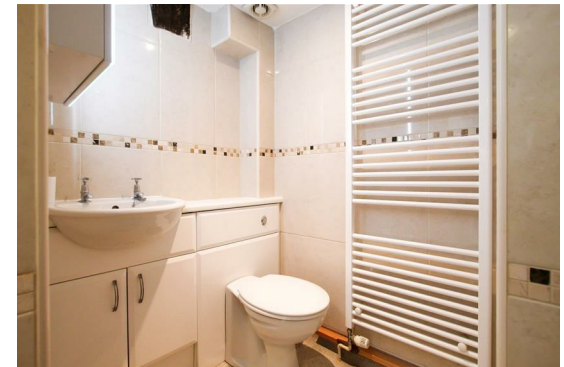
LETTING AGENT NOTES

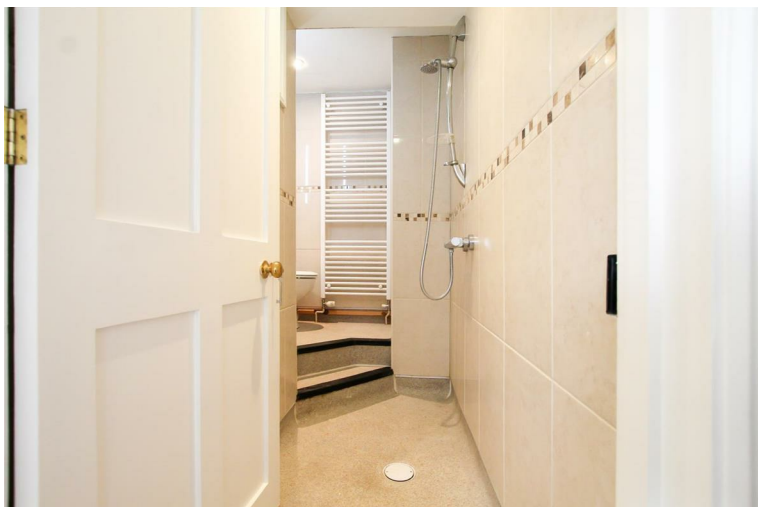
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £300

Deposit - £1500







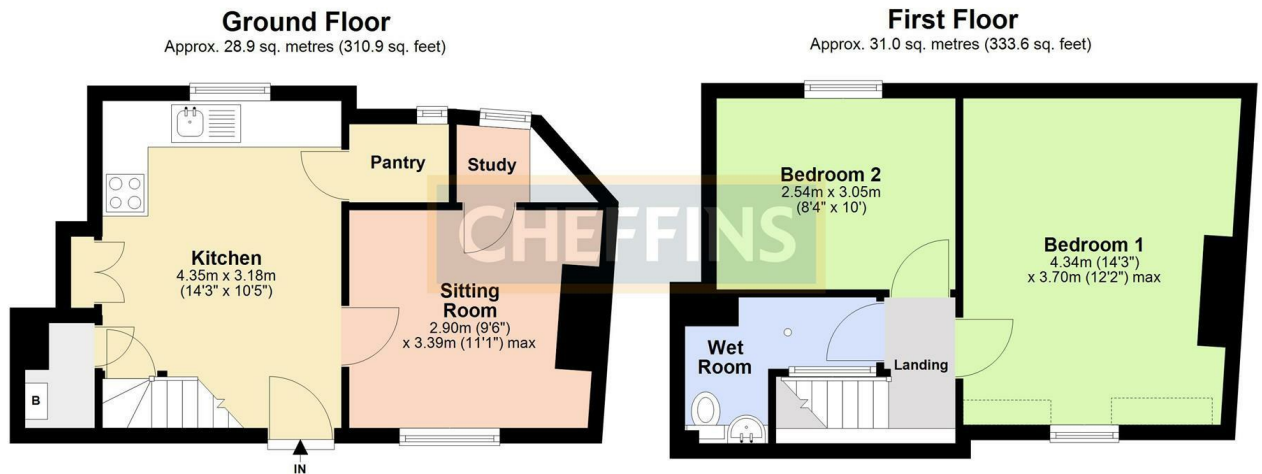
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Total area: approx. 59.9 sq. metres (644.5 sq. feet)

