



Manor Walk, Fulbourn, Cambridge, CB21 5RJ

CHEFFINS

Manor Walk

Fulbourn, Cambridge,
CB21 5RJ

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: E
- Gas Central Heating
- Residents Parking
- Private Patio

A spacious 2 bedroom property enjoying parkland views forming part of Fulbourn Manor located in the heart of this popular and well served village. The accommodation comprises entrance hall, Kitchen/breakfast room, generous living room, dining room, 2 double bedrooms and bathroom. Private patio garden, designated communal garden and off street parking. We regret no pets. Unfurnished. Available now. EPC: E and Council Tax Band: E

3 1 1

£1,700 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 HALL

2 windows to front aspect and stairs rising to first floor with cupboard beneath. The kitchen/breakfast room, sitting room and dining room/bedroom 3 are accessed off the entrance hall.

KITCHEN/BREAKFAST ROOM

fitted with base units, work tops, sink, freestanding oven with gas hob and extractor above, pantry cupboard, washing machine, 2 windows to rear aspect with garden and parkland views and further window to front and side aspects.

LIVING ROOM

feature fireplace, 2 sets of built in cupboards and 3 windows to rear aspect with garden and parkland views.

DINING ROOM

built in cupboard and windows to front and side aspects.

STAIRS/LANDING

landing with windows to front and side aspects. Bedrooms 1 & 2 and the bathroom are accessed off the landing.

BEDROOM 1

feature fireplace (not in use), 2 built in cupboards and 2 windows to rear aspect with garden and parkland views.

BEDROOM 2

2 windows to front aspect and further window to rear aspect with garden and parkland views.

BATHROOM

shower over bath, WC, wash basin, airing cupboard, dual fuel heated towel rail and windows to front and side aspects.

EXTERIOR

private patio garden, designated outdoor store and off street parking. There are some designated areas of the garden for communal use.

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 - £392
Deposit - £1961







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

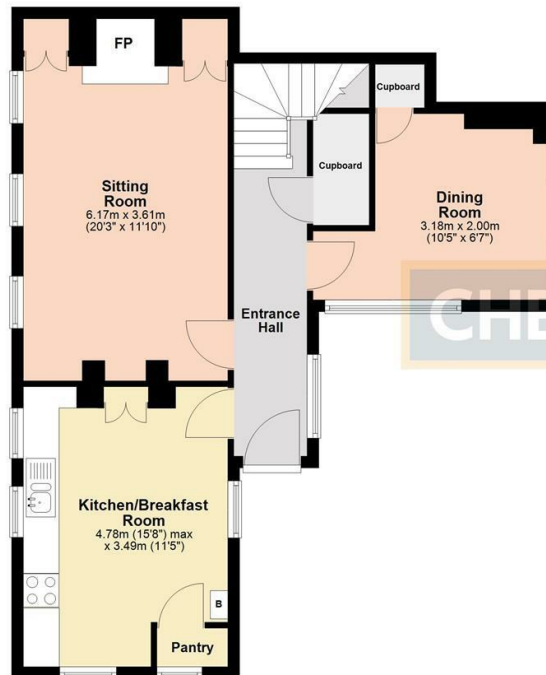
Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

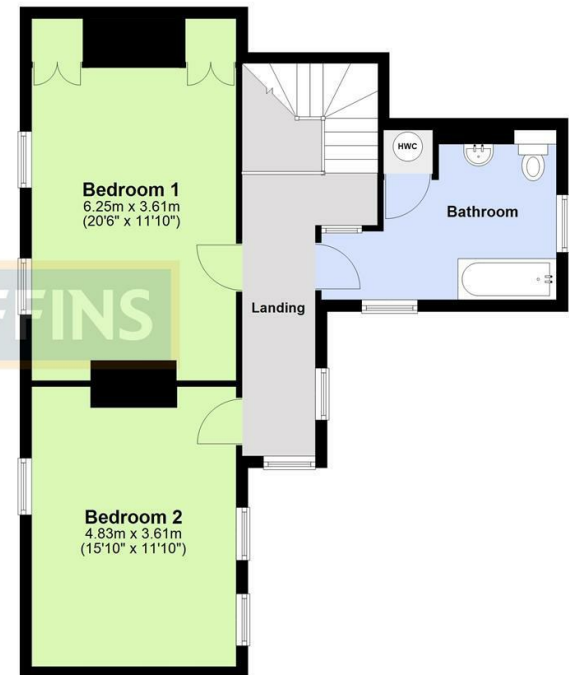
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor
Approx. 63.0 sq. metres (678.6 sq. feet)



First Floor
Approx. 62.3 sq. metres (671.0 sq. feet)



Total area: approx. 125.4 sq. metres (1349.6 sq. feet)

