



Shelford Road, Fulbourn, CB21 5HJ

**CHEFFINS**



## Shelford Road

Fulbourn,  
CB21 5HJ

An established semi-detached residence, in need of sympathetic improvement and updating as well as providing excellent scope for enlargement (STP), occupying a most prominent position in this highly sought after village, with commanding views over the adjacent fields, offered with the benefit of no onward chain.

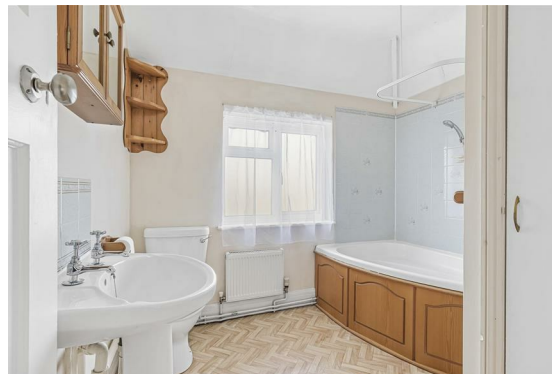
### LOCATION

Fulbourn offers a delightful blend of village charm and modern convenience, making it a highly desirable location for families, professionals, and retirees alike. Nestled on the outskirts of Cambridge, this residential area boasts a peaceful setting with well-maintained homes and a strong sense of community. Residents benefit from excellent local amenities, including the nearby Tesco superstore, independent shops, and cozy village pubs such as The Six Bells and The White Hart. Fulbourn Primary School is within walking distance, making the area ideal for families with young children. Fulbourn enjoys superb accessibility, with easy access to the A14 and A11 for road travel, as well as Cambridge railway station just a short drive away, offering regular services to London and beyond. The area is also well-served by bus routes, ensuring convenient travel into Cambridge city centre. For outdoor enthusiasts, Fulbourn Nature Reserve and the surrounding countryside provide scenic walking and cycling opportunities, while nearby recreational facilities, such as Fulbourn Sports and Social Club, cater to a variety of interests. This idyllic location combines the tranquility of village life with the convenience of city access, creating a perfect balance for modern living.



Guide Price £325,000





## STORM PORCH

covering the panelled glazed entrance door fitted with privacy glass leading into:

## ENTRANCE HALL

with stairs rising to first floor accommodation, radiator, panelled door leading through into:

## SITTING ROOM

with picture rails, wooden mantel, understairs storage cupboard, double panelled radiator, double glazed window to front aspect with panelled door leading through into:

## KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with rolltop stone effect work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drinking water tap and drainer to side, integrated 4 ring gas hob with concealed extractor hood above and Hotpoint oven below, tiled splashback, space for fridge and freezer as well as space and plumbing for dishwasher, wall mounted gas fired boiler providing hot water and heating for the property, further storage units include glazed display cabinets, tiled flooring, radiator, coved ceiling, double glazed window to side aspect, panelled glazed door leading out onto Conservatory and folding panelled door leading into:

## UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel sink with separate hot and cold tap and drainer to side, tiled splashback, space and plumbing for washing machine, tiled flooring, door leading through into:

## CLOAKROOM

comprising a low level w.c. with hand flush, tiled flooring, double glazed window fitted with privacy glass out onto rear aspect.

## CONSERVATORY

with tiled flooring, pitched ceiling, double glazed windows and double glazed French doors leading out onto garden.

## ON THE FIRST FLOOR

### LANDING

with loft access and drop down ladder, double glazed window to side aspect, panelled doors leading into respective rooms.

### BEDROOM 1

with picture rails, panelled door providing access to built-in wardrobe with fitted railings, radiator, double glazed window to front aspect.

### BEDROOM 2

with picture rail, radiator, double glazed window overlooking garden.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, corner panelled bath with separate hot and cold taps, tiled surround, low level w.c., with hand flush, wash hand basin with separate hot and cold taps, decorative tiled splashback, wood effect flooring, airing cupboard with fitted shelving and hot water cylinder, radiator, double glazed window fitted with privacy glass overlooking garden.

## OUTSIDE

To the front the property is approached off Shelford Road via a dropped kerb leading onto a part gravelled driveway with the remainder of the front garden being principally laid to lawn.

To the rear of the property is a private garden principally laid to lawn with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, further hardstanding area for large metal storage shed, the remainder of the rear garden being bordered by well stocked bedding and mature shrubs and trees. To the side of the property is a covered area laid to paving stones with a large double timber access gate leading to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>85</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>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £325,000

Tenure – Freehold

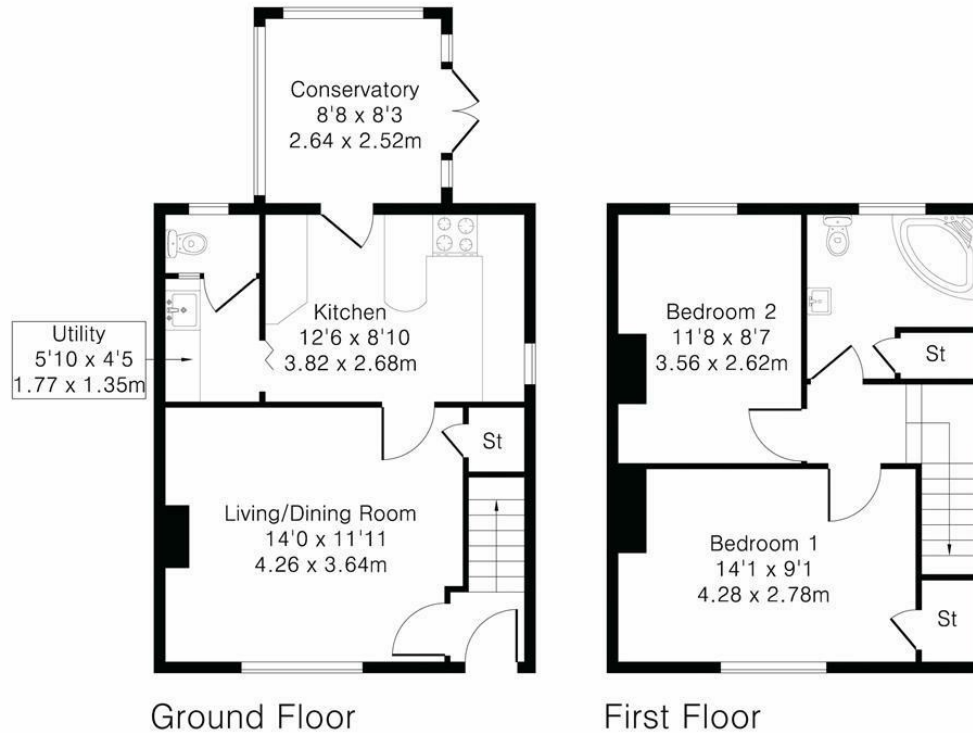
Council Tax Band – B

Local Authority – South Cambridgeshire

**Approximate Gross Internal Area 784 sq ft - 73 sq m**

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 354 sq ft – 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.

