Fulbrooke Road, Cambridge, CB3 9EE

CHEFFINS

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Cambridge,
CB3 9EE

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Guide Price £1,000,000

Most impressive and fine example of an extended and improved bay-fronted Victorian residence. With well proportioned and versatile accommodation, arranged over three floors. The property occupies a desirable position within the eagerly sought after and well served Newnham district of the city. This particular home has far reaching views to the rear, over the adjoining playing fields and countryside. So, conveniently placed for access to Grantchester, as well as Cambridge City Centre, and local amenities of the Newnham village with the popular Cocks and Hens tennis club within walking distance at the end of the road along with the Cambridge Model Engineering Society.

LOCATION

Fulbrooke Road is situated in the highly regarded Newnham area of Cambridge, offering an attractive balance of peaceful residential surroundings and convenient access to the city centre. A good range of everyday amenities, including a bakery, butcher, grocery store, pharmacy and post office, are available nearby, while the extensive shopping, cultural and recreational facilities of central Cambridge are approximately 1.5 miles away. The area is particularly well placed for access to the River Cam, Grantchester Meadows, Lammas Land and Coe Fen, with numerous walking and cycling routes close at hand. Cambridge Railway Station provides regular services to London and other destinations, while the M11 is readily accessible for connections towards London, the M25 and Stansted Airport.

TIMBER PANELLED AND FROSTED GLAZED ENTRANCE DOOR
with glazed picture light above leading into:

ENTRANCE HALLWAY
decorative moulded archway, radiator, staircase rising to the first floor.

LIVING/DINING ROOM
Living room area with feature cast iron fireplace with decorative tiled slips and hearth and fitted display and bookshelving to chimney breast recesses, double panelled radiator, picture rail, double glazed bay window to the front. Dining Area with access to understairs storage cupboards, one housing pressurised hot water cylinder, fitted cupboards, drawers and shelving to chimney breast recess, radiator, picture rail, double glazed sash window to the rear.

KITCHEN/BREAKFAST ROOM
Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with wooden working surfaces with single drainer enamel sink unit with mixer tap with tiling to splashbacks, fitted appliances including electric oven and a combination microwave oven, 4 ring gas hob, plumbing and space for automatic washing machine, plumbing and space for dishwasher, space for fridge/freezer, natural exposed brick chimney breast with fitted shelving and cupboards to either side, wooden flooring, ceiling with inset downlighters. Breakfast room with feature part vaulted ceiling, wooden flooring, storage cupboard, double glazed bay window to the rear overlooking the garden, panelled and double glazed door and window to the side leading to outside.

CLOAK/SHOWER ROOM
wall mounted Viessmann boiler provding domestic hot water and central heating system, low level w.c., wash hand basin with mixer tap, tiling to splashbacks, storage cupboard below, tiled shower cubicle with glazed sliding door, drencher shower head and separate hand held rose, heated towel rail/radiator, double glazed and frosted sash window to the side, extractor fan, ceiling with inset downlighters.

ON THE FIRST FLOOR

BEDROOM 1
part vaulted ceiling with double glazed Velux rooflight, fitted wardrobe cupboards, bookshelving, exposed brick chimney breast, radiator, double glazed sash window to the rear with views over the garden, sports field and countryside beyond.

BATHROOM
fitted with white suite comprising panelled bath with mixer/shower tap and glazed shower screen, low level w.c., pedestal wash hand basin with tiling to splashbacks, heated towel rail/radiator, shaver point, double glazed and frosted window.

BEDROOM 3
fitted cupboard to chimney breast recess, radiator, double glazed sash window to the rear.

BEDROOM 4
fitted wardrobe cupboard, fitted storage cupboard, double panelled radiator, a pair of double glazed windows to the front, understairs storage cupboard.

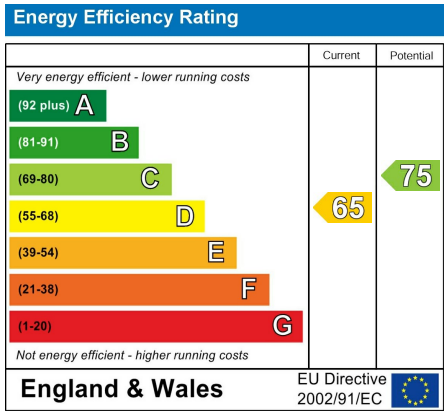
ON THE SECOND FLOOR

LANDING
double glazed Velux rooflight.

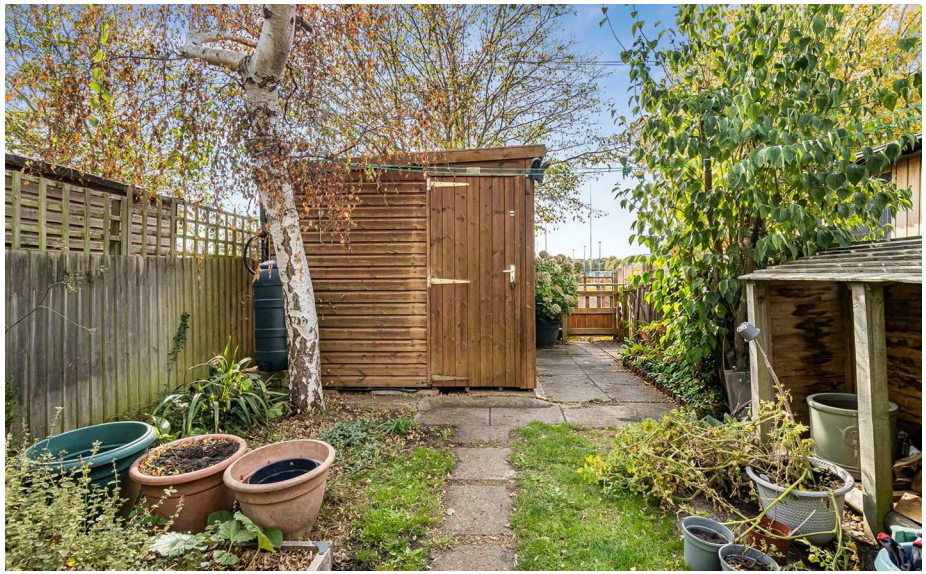
BEDROOM 2
range of fitted bookshelves, eaves storage cupboards, double glazed dormer window to the rear again with far reaching views of the garden, adjoining sports fields and countryside beyond, radiator.

OUTSIDE
Front garden, brick wall with flower bed, covered bike store, bicycle storage loop and rings, paved pathway.

Rear garden of good size which has been thoughtfully landscaped with a paved side garden with outside tap, paved patio area leading to a lawn with well stocked and shaped flowering and shrub borders, timber storage shed, gated pedestrian access to the rear.



Guide Price £1,000,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Cambridge City Council



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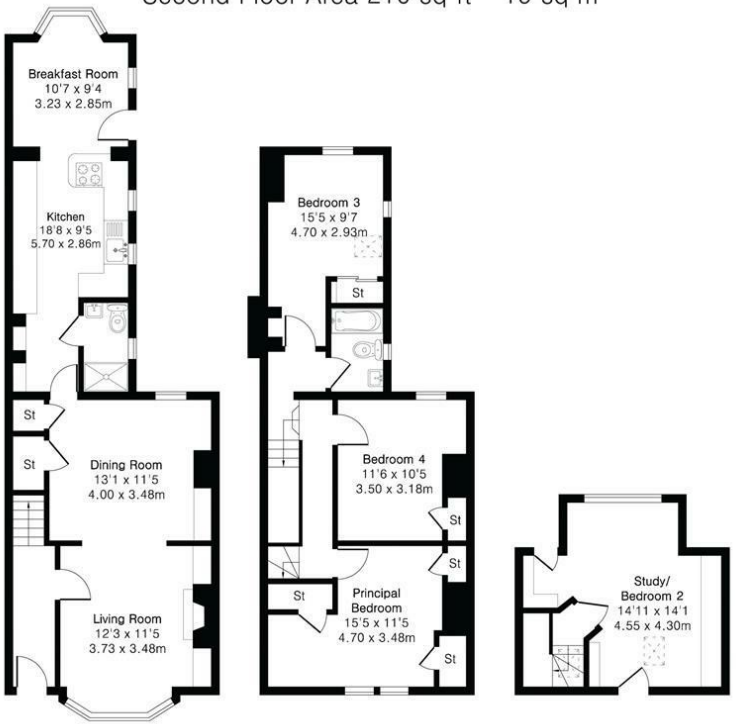
Approximate Gross Internal Area 1439 sq ft - 133 sq m

Ground Floor Area 669 sq ft – 62 sq m
First Floor Area 560 sq ft – 52 sq m
Second Floor Area 210 sq ft – 19 sq m



Ground Floor First Floor Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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