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5 The Croft, Fulbourn, Cambridge, CB21 5DR

An established three bedroom semi-detached family home offering easy access to Fulbourn village centre and with the benefit of a large garden to the rear and no onward chain.

- Three Bedroom Semi
- Double Glazed Windows
- Gas Radiator Central Heating
- Offered with no onward chain
- Off-Street Parking & Garage
- Close to Amenities

Guide Price **£425,000**

ACCOMMODATION

PORCH

with glazed door and window to:

HALLWAY

with stairs to first floor, radiator.

SITTING/DINING ROOM

with double glazed window to front, two radiators, double glazed French doors to rear, tiled fireplace.

KITCHEN/BREAKFAST ROOM

range of fitted wall and base units, inset sink, electric hob, cooker hood over, electric oven under, double glazed window to rear, wall mounted Vaillant central heating boiler, tiled splashbacks, radiator, plumbing for washing machine, pantry cupboard.





ON THE FIRST FLOOR

LANDING

with double glazed window to rear, loft hatch to roof space.

BEDROOM 1

with double glazed window to front, range of fitted wardrobes and bedroom furniture. Large overstairs storage cupboard.

BEDROOM 2

with double glazed window to front, radiator, double wardrobe.

BEDROOM 3

with double glazed window to rear, radiator.

FAMILY BATHROOM

with panelled bath, wall mounted shower controls, fitted screen and tiled surround, vanity wash hand basin, double glazed window to rear, chrome towel rail, radiator, airing cupboard with radiator and shelving.

SEPARATE W C

with low level w.c., double glazed window to rear.

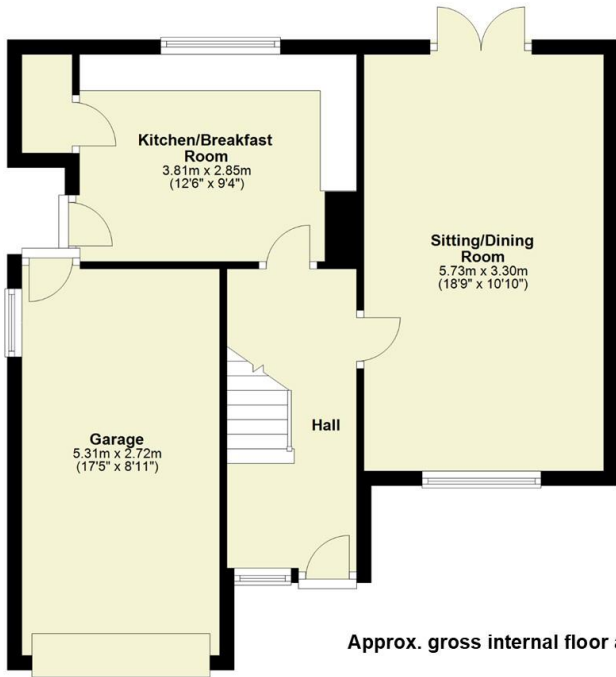
OUTSIDE

The front of the property is laid to lawn, driveway parking and path to front door, access to a SINGLE GARAGE 17'6" x 8'10" with electric rolling door, power and light, window to side, courtesy door to rear.

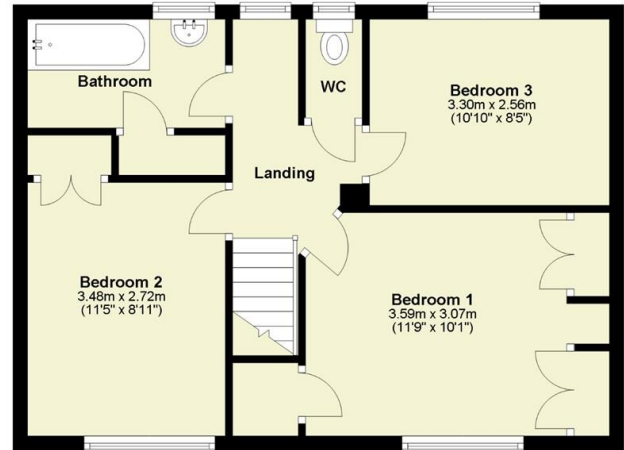
Rear garden of approximately 100ft in length mainly laid to lawn, fenced and brick tool shed, mature willow tree, gated side access, range of mature shrubs and plants.



Ground Floor



First Floor



Approx. gross internal floor area 85 sqm (925 sqft) excluding Garage

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 c |
| 55-68 | D | 65 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.