

# CHEFFINS



Fulbourn Old Drift, Cambridge, CB1 9NE

Guide Price £500,000

3 2 2

- 3 Bedrooms
- Two Bathrooms, One Of Which Is En Suite
- Open Plan Kitchen/Dining Room
- Private Rear Garden
- Tucked Away Position
- Select Development
- Close Proximity To A Wealth Of Local Amenities

The property comprises an extensive entrance hall with a range of space for the storage of coats and footwear as well as access to a cloakroom. There is a light and airy living/dining room finished with attractive wood effect flooring and benefitting from the afternoon sun. The kitchen/breakfast room is fitted with a range of base and wall-mounted units and has space/plumbing for various appliances. The kitchen also offers views over the central green area of this select development. The rest of the accommodation comprises 3 bedrooms, two of which are comfortable doubles and bedroom three is currently used as an office space. There are two bathrooms, one of which is an en-suite, which is fitted with a stylish three-piece suite.

Outside, the property is comfortably set back from the road, occupying a tucked away position, with a hedge providing privacy from the street. There is side access to the private rear garden as well as the double doors from the sitting room. Both the front and rear gardens are predominantly laid to lawn. The rear garden is fully fenced in and enjoys a patioed area which provides a wonderful space to both relax and entertain in, which encapsulates modern living perfectly. Finally, there is a storage shed and a further sheltered storage area.

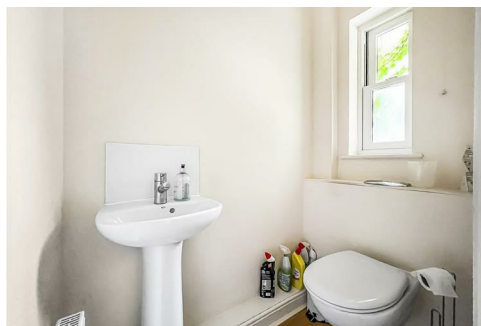
Fulbourn Old Drift is a convenient residential area that lies between Cherry Hinton and Barnwell. The property is situated less than 2 miles from Addenbrookes Hospital. Cambridge Railway Station is easily reached by bicycle alongside the Cambridge Leisure Centre which is a short distance away and provides easy access to shops, a cinema, and restaurants. A range of amenities can be found locally on Cherry Hinton High Street as well. The property also holds close proximity to Tesco's Superstore as well as great links to major commuter links such as the A14 and A11.

#### AGENTS NOTES

Tenure - Freehold  
 Council Tax Band - C  
 Property Type - Semi-Detached House  
 Property Construction - Brick with Tiled Roof  
 Number & Types of Room - Please refer to floor plan  
 Square Footage - 937  
 Parking - Parking Space

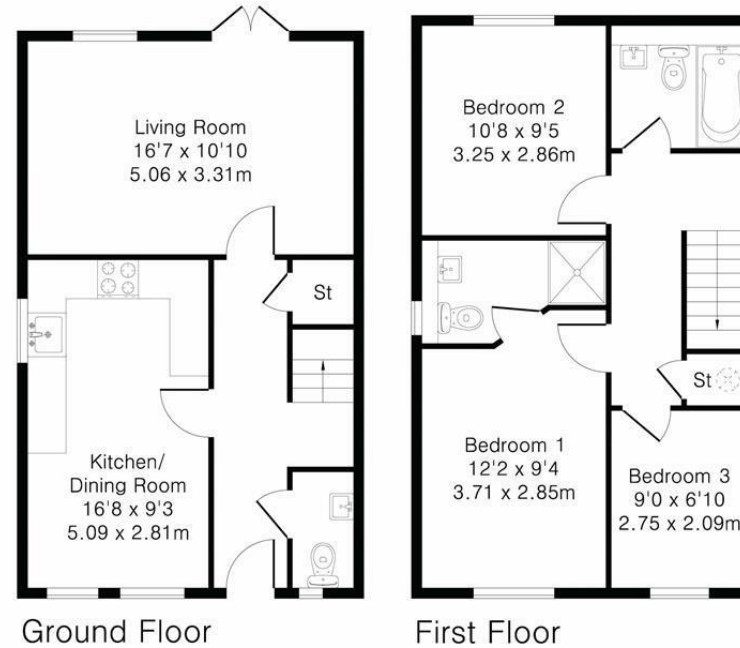
#### UTILITIES/SERVICES

Electric Supply - Mains Supply  
 Water Supply - Mains Supply





Approximate Gross Internal Area 937 sq ft – 87 sq m  
 Ground Floor Area 462 sq ft – 43 sq m  
 First Floor Area 475 sq ft – 44 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	89
(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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £500,000  
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 Council Tax Band - C  
 Local Authority - Cambridge City Council



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.



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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.