



Fulbourn Old Drift, Cambridge, CB1 9ND

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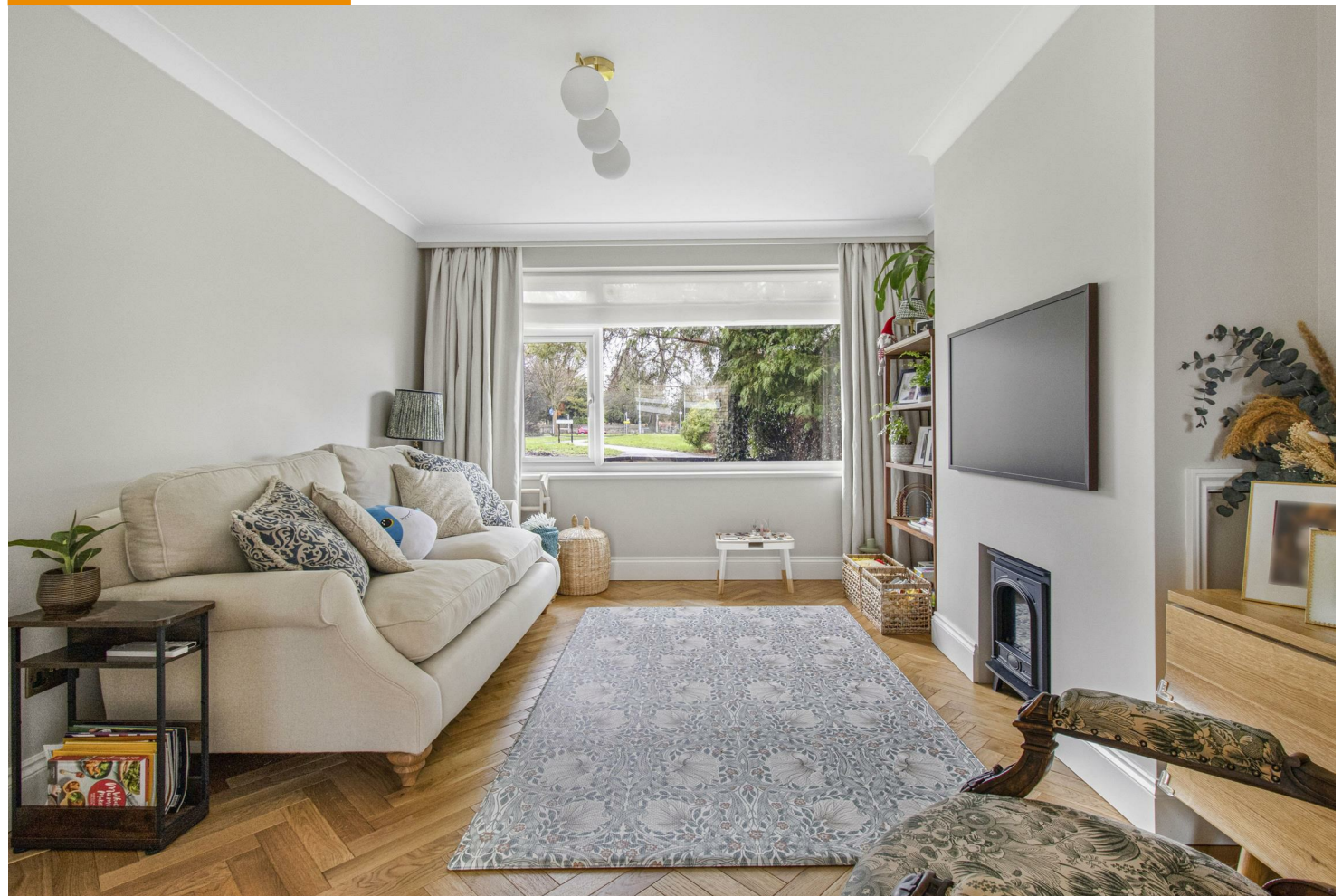
Fulbourn Old Drift

Cambridge,
CB1 9ND

A beautifully presented three bedroom semi detached property which has been extensively upgraded by the current owners, arranged over two floors and expanding to approximately 854 sqft. The property further benefits from off-road parking and a garage and is conveniently located for a wealth of local amenities and transport links including Cambridge station and the A14.

3 1 2

Guide Price £475,000





LOCATION

Fulbourn Old Drift is a sought-after residential location on the eastern edge of Cambridge, offering a peaceful setting with excellent connectivity. Well positioned for easy access to the city centre, Addenbrooke's Hospital and the Biomedical Campus, the area is ideal for professionals and families alike. Regular bus services and nearby cycle routes provide convenient travel into central Cambridge, while Cambridge railway station and the A11 are both within easy reach.

UPVC DOUBLE GLAZED FRONT DOOR

leading into:

ENTRANCE HALL

with engineered oak flooring, downlighter, radiator, upvc double glazed window overlooking both front and side of the property, stairs leading up to first floor, understairs storage cupboard, access into various rooms.

SITTING ROOM

with engineered oak flooring, upvc double glazed window overlooking front of the property, downlighter, radiator, electric log effect fire, access into:

DINING AREA

with engineered oak flooring, radiator, downlighter, upvc double glazed doors leading out onto the rear garden.

KITCHEN

with tiled flooring, underfloor heating, a range of floor and wall mounted units with quartz worktops, integrated Smeg 4 ring gas hob, quartz splashback and stainless steel Samsung extractor fan, one and a half bowl stainless steel sink with mixer tap, boiling hot water tap, integrated AEG microwave and oven as well as further oven, pan drawers, space and plumbing for washing machine and dryer, integrated Samsung fridge/freezer, integrated AEG dishwasher,

pantry cupboard, upvc double glazed door leading out to the rear garden, upvc double glazed windows overlooking rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, access into loft space, upvc double glazed window, and various rooms.

PRINCIPAL BEDROOM

carpeted, downlighter, upvc double glazed window overlooking front of the property, radiator, built-in wardrobes.

BEDROOM 2

carpeted, radiator, downlighter, upvc double glazed window overlooking the rear of the property.

BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking front of the property, built-in wardrobe.

BATHROOM

with tiled flooring, part tiled walls, three piece suite comprising bath with shower over, wash hand basin with mixer tap, storage drawer beneath, low level w.c., heated towel rail, upvc double glazed frosted window overlooking rear of the property, downlighter, further storage cupboards.

OUTSIDE

The property is approached via brick paved pathway leading to upvc double glazed front door and outside storage shed. The property also offers off-road parking with brick paved driveway and GARAGE with up and over door as well as side access into rear garden and EV charging point. Front garden is predominantly laid to lawn and part enclosed by low level wall. There are borders containing various shrubs as well as a mature tree.

Rear garden with brick paved terrace area perfect for al fresco dining. The rear garden is predominantly enclosed by wall and timber fencing and laid to lawn, side gate. Side access into the garage via the garden, further brick paved area for bin and bike storage, borders containing various trees and shrubs. Outside tap and electricity point.



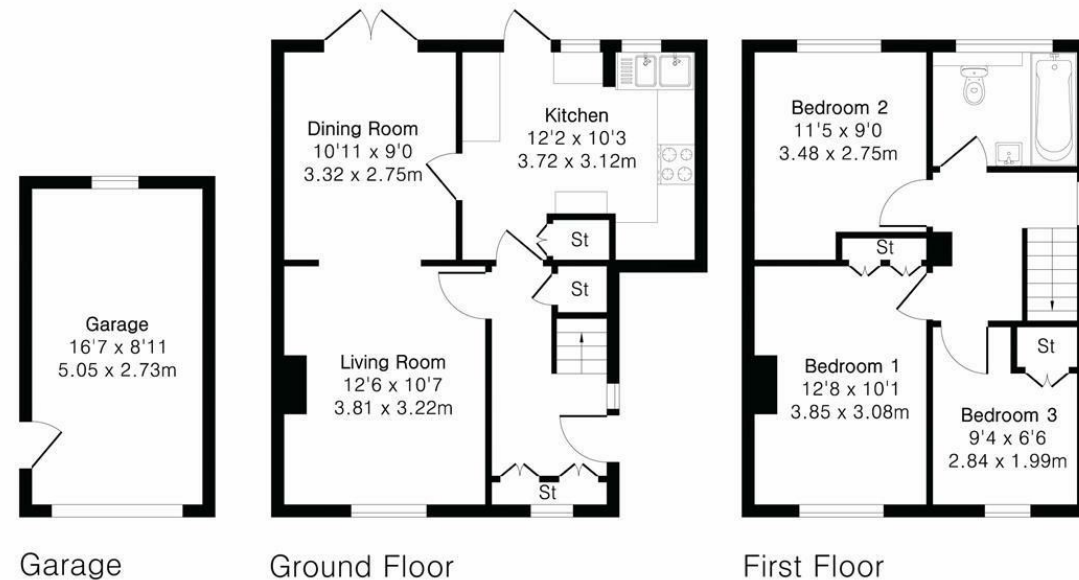


Approximate Gross Internal Area 854 sq ft - 79 sq m (Excluding Garage)

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 402 sq ft – 37 sq m

Garage Area 148 sq ft – 14 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		

Guide Price £475,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council

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.