



Bush & Co.



56 Station Road, Fulbourn, CB21 5ES

Guide Price £535,000 Freehold



Fulbourn is a keenly sought after village to the favoured south side of Cambridge, within easy reach of the Addenbrookes hospital biomedical campus and several large employers. The village has plentiful amenities including independent shops, a Co-op supermarket, pubs, food outlets, library, GP surgery, community centre, nature reserve and a well regarded primary school. A Tesco superstore is also located just over 2 miles away.

The property is a detached bungalow situated on the edge of the village which is sold with the advantage of no upward chain. There are double glazed windows and a gas fired radiator central heating system.

The front door, accessed via a tiled porch, opens into a spacious hall.

The dining room leads to a fitted kitchen with a range of wall and base units, integrated electric oven and gas hob, a wall mounted gas fired boiler, space for fridge/freezer and space with plumbing for a slimline dishwasher.

The good sized sitting room offers a bright triple aspect with windows to front and side in addition to a French door to the garden.

There is a cloakroom adjacent to the front door which doubles as a utility room having plumbing for a washing machine and plenty of storage.

A study/office is located to the side of the property which has a door to the garden and rooflight window. This is a versatile living space which has been previously used as a fourth bedroom.

The bedrooms are all located towards the back. Bedroom one is a large double room with dual aspect windows pleasantly overlooking the garden. Bedroom two is another double room which overlooks the garden and bedroom three is a good sized single room.

The three piece bathroom has a shower over the bath and part tiled walls.

The hall has an airing cupboard housing the hot water cylinder and two loft hatches.

Outside - The block pavior frontage offers driveway parking for two cars and there is outside lighting and a tap as well as gated side access to the rear garden.

The single brick built garage, at the front, has an up and over door and benefits from power and lighting.

The attractively designed enclosed rear garden offers a good degree of privacy with a well planned mix of paved, lawned and planted areas in addition to mature trees and hedging. There is a large timber shed, outside light, tap and power point.



Exceptional service in Cambridge and the surrounding villages

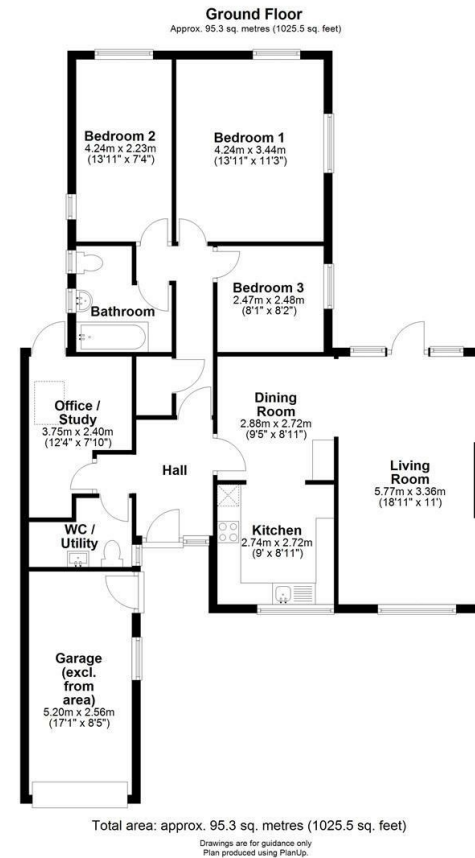
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

