



22 Cow Lane, Fulbourn, Cambridge, CB21 5HB
Offers Over £600,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED SEMI-DETACHED HOUSE, MUCH IMPROVED AND WELL PRESENTED THROUGHOUT, WITH SCOPE FOR EXPANSION (SUBJECT TO PLANNING CONSENTS), SET WITHIN SECLUDED GARDENS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom semi-detached house
- Re-wired in 2025
- Constructed in the 1960s
- EPC-D/67
- Chain free
- 1025 sqft/96 sqm
- Gas fired central heating to radiators
- Off road parking, garage and workshop
- Council tax band -D
- Freshly decorated throughout

The property occupies a fine non-estate position set back from the road within the villages' most sought-after area and just a short walk from the thriving village centre. The current owners have greatly improved the property, most notably re-wiring the house and re-decorating throughout including new carpets and flooring throughout much of the house. The property lends itself to further improvement, including expansion (subject to planning consents).

The accommodation comprises a spacious entrance hall with stairs to first floor accommodation, storage cupboard under and a cloakroom/WC just off. The kitchen/dining room is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, double oven, extractor and space for a fridge/freezer and washing machine plus a pantry cupboard and pleasant views over the garden to the rear. The dual aspect sitting/dining room also enjoys views over the garden and boasts a gas fire with tile surround and hearth. Upstairs there are three good sized double bedrooms including the master bedroom with fitted wardrobe cupboards, a shower room and a separate WC.

Outside, the front garden is laid mainly to lawn with flower and shrub borders, a drive way provides parking for up to three cars and leads to the garage with up and over door, power and light connected with an adjoining outhouse to the rear. Gated access leads to the rear garden which is laid mainly to lawn with flower and shrub borders and beds, a selection of specimen trees and bushes and a paved patio. All is enclosed by new fencing and enjoys good levels of privacy.

Location

Fulbourn is a popular village situated south-east of Cambridge. Benefiting from a range of local shops including an independent butchers, greengrocers, sandwich shop, pharmacy and Co-op. There is also a well-regarded primary school, library, health centre and a range of public houses/restaurants. Sports facilities within the village include active football, tennis, badminton and cricket clubs.

Local secondary schools include Bottisham Village College and Netherhall School. Cambridge itself provides extensive shopping and public schooling for all age groups. ARM, Addenbrooke's Hospital, the Biomedical Campus and railway station are within easy reach.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band -D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 96 sqm (1025 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

