

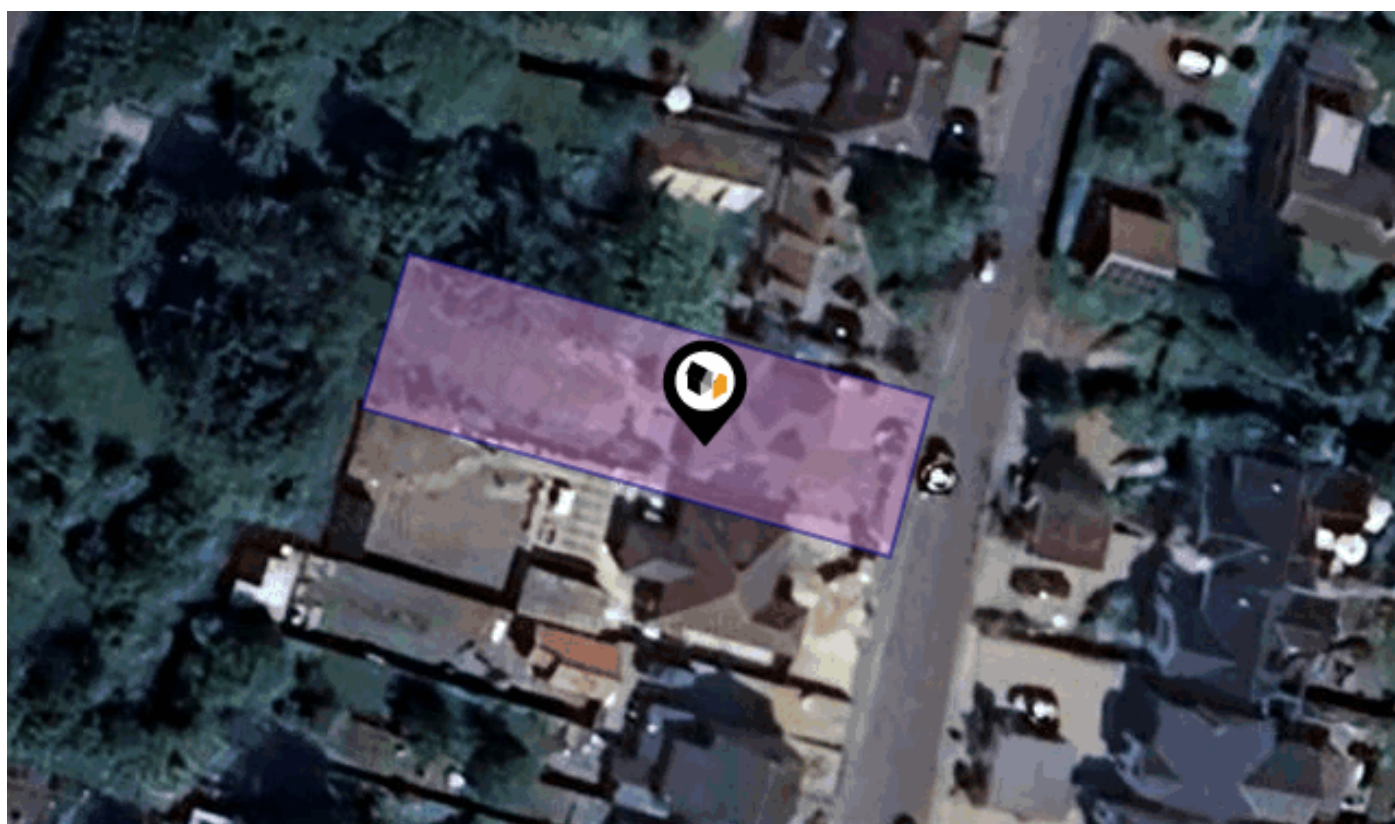


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th February 2025



STATION ROAD, FULBOURN, CAMBRIDGE, CB21

Kingsman Real Estate

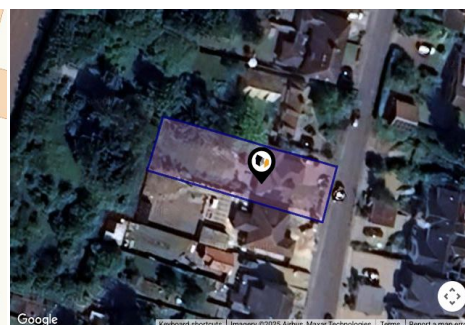
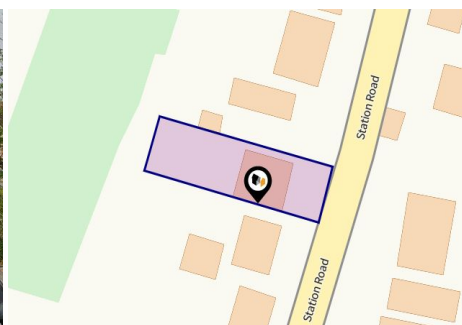
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Property




| | |
|------------------|---|
| Type: | Detached |
| Bedrooms: | 3 |
| Floor Area: | 775 ft ² / 72 m ² |
| Plot Area: | 0.15 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band D |
| Annual Estimate: | £2,304 |
| Title Number: | CB424937 |

Tenure: Freehold

Local Area

| | |
|--------------------|----------------|
| Local Authority: | Cambridgeshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 16 mb/s | 76 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Station Road, Fulbourn, Cambridge, CB21*

| Reference - S/0539/18/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 08th February 2018 |
| Description: | PROPOSED SIDE REAR EXTENSION TO PROVIDE FOR EXTENDED KITCHEN DINING AREA NEW REAR ENTRANCE TO HOUSE WITH WC AND OFFICE/WORKSHOP CREATE NEW FIRST FLOOR BEDROOM WITH DORMER TO THE FRONT. EXISTING GARAGE TO BE DEMOLISHED. NEW CANOPY TO THE FRONT ENTRANCE AREA . |





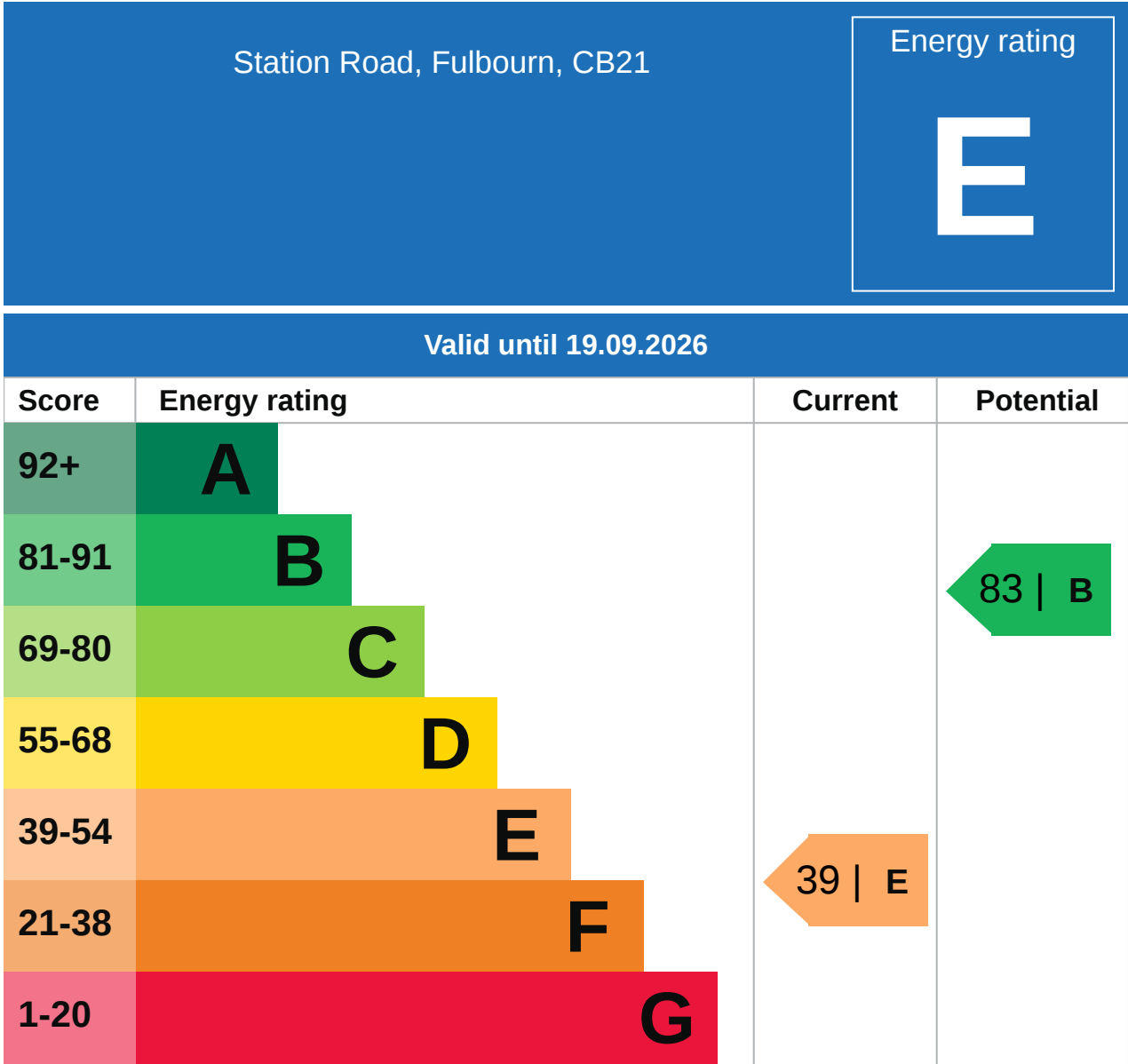


STATION ROAD, FULBOURN, CAMBRIDGE, CB21



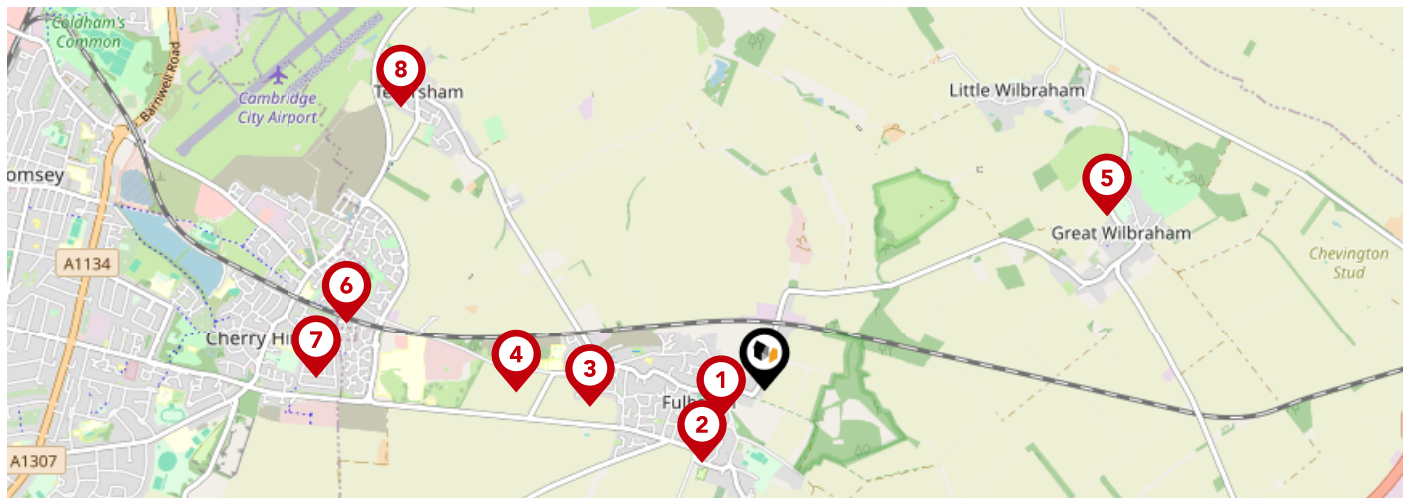
Total Area: 129.8 m² ... 1398 ft²

All measurements are approximate and for display purposes only

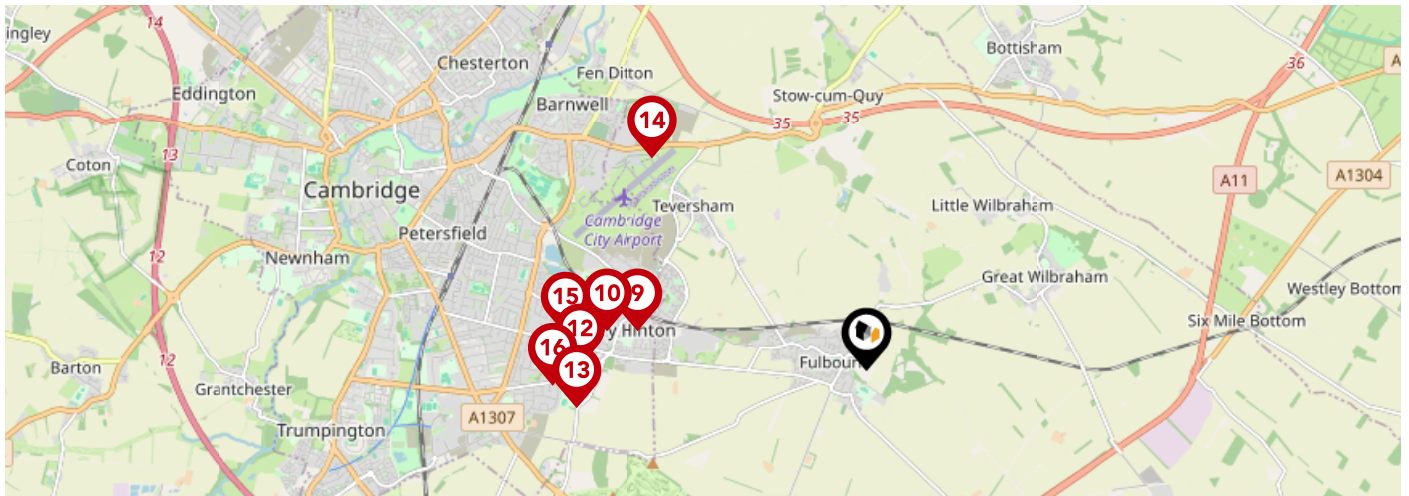










Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Bungalow |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Manual charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Very Poor |
| Lighting: | Low energy lighting in 29% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 72 m ² |



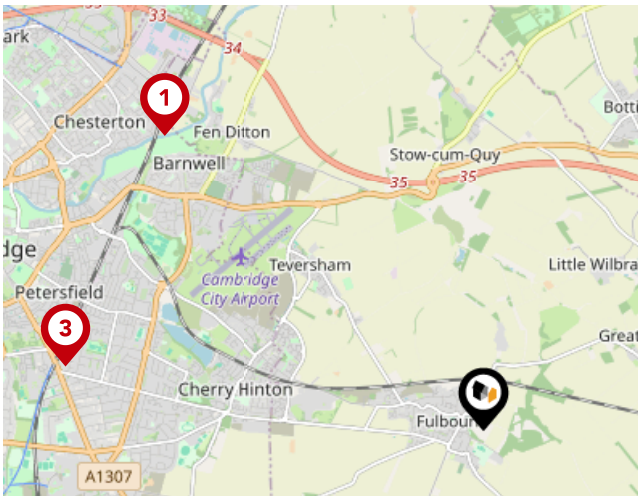
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Landmark International School Ofsted Rating: Good Pupils: 104 Distance:0.23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:0.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:1.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:1.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:2.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:2.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:2.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:2.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Holme Court School Ofsted Rating: Good Pupils: 50 Distance:2.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.66 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:2.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:2.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:2.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area

Transport (National)



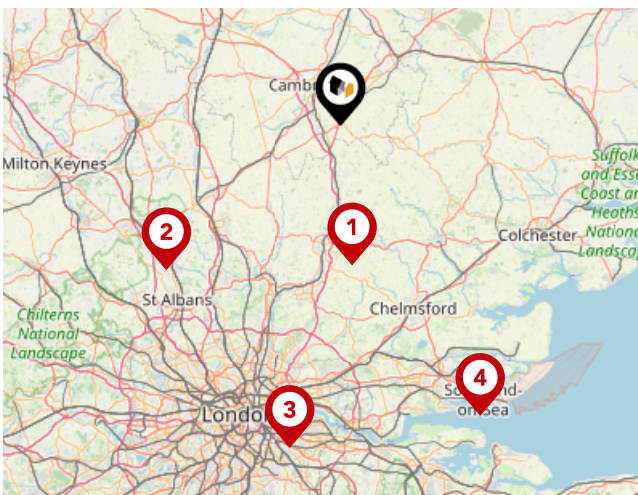
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Cambridge North Rail Station | 3.95 miles |
| 2 | Waterbeach Rail Station | 5.46 miles |
| 3 | Cambridge Rail Station | 3.84 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J10 | 7.11 miles |
| 2 | M11 J11 | 5.53 miles |
| 3 | M11 J9 | 8.57 miles |
| 4 | M11 J13 | 6.58 miles |
| 5 | M11 J12 | 6.47 miles |

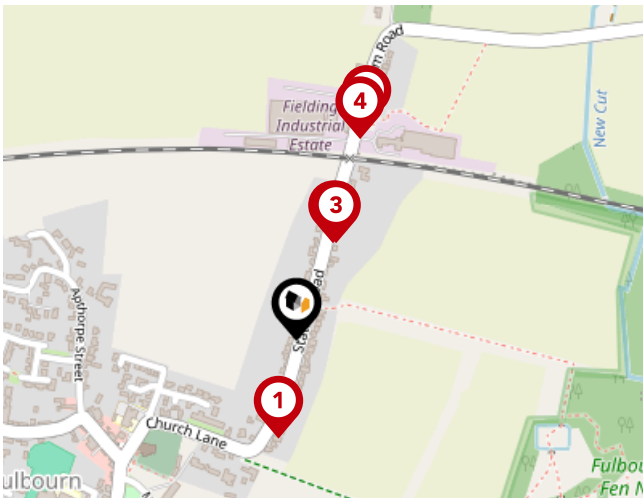


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Stansted Airport | 20.55 miles |
| 2 | Luton Airport | 33.25 miles |
| 3 | Silvertown | 47.8 miles |
| 4 | Southend-on-Sea | 47.27 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Station Road | 0.11 miles |
| 2 | Station Road | 0.12 miles |
| 3 | Station Road | 0.12 miles |
| 4 | Fielding Industrial Estate | 0.24 miles |
| 5 | Fielding Industrial Estate | 0.26 miles |



Kingsman Real Estate

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Kingsman Real Estate

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

