



**73 Fulbourn Road**  
**Cambridge, Cambridgeshire CB1 9AJ**  
**£385,000**

## 73 Fulbourn Road, Cambridge, Cambridgeshire CB1 9AJ

Morris Armitage are delighted to offer for sale this simply stunning, greatly improved and extended semi-detached home located within the sought after village of Teversham, South East of Cambridge. Easily accessible to Addenbrooke's Hospital, ARM, a regular bus service to the Cambridge city centre and a variety of local amenities.

This light and bright property offers accommodation to include sitting room with wood burning stove open plan to the dining room, orangery with roof lantern, kitchen, utility room with a W/C, two generous sized double bedrooms and a four piece bathroom. Complete with gas fired central heating and double glazing.

Externally the fully enclosed gardens have been cleverly landscaped with a patio seating area, vegetable beds, shed with power and light and access to the rear communal parking area.

Viewing at the earliest opportunity is strongly recommended. To view, please call and ask for Liam Knight.

### Accommodation Details

#### Entrance Area

Door leading to sitting room and staircase rising to the first floor.

#### Sitting Room 11'0" x 10'9" (3.36m x 3.30m)

Feature wood burning stove with wooden sleeper mantle, wood flooring, radiator and a window to front aspect. Open plan to the dining room.

#### Dining Room 11'9" x 11'0" (3.60m x 3.36m)

Wood floor, fireplace with hearth and wood sleeper mantle and slate hearth and open to the orangery. Archway opening to the kitchen.

#### Orangery 14'9" x 8'4" (4.52m x 2.55m)

A real feature of the property is the orangery extension with roof lantern, French doors to the rear garden, large ceramic tiling to floor, windows to the rear and side aspect and a vertical radiator.

#### Kitchen 16'10" x 5'10" (5.15m x 1.79m)

Fitted with a range of eye level and base level storage units with worktop surfaces over, range gas hob with stainless steel extractor hood over, built-in dishwasher, space for fridge/freezer, stainless steel one and half bowl sink and drainer, window to side aspect, under counter lights, glass bricks to the entrance area, display cabinet and radiator. Ceramic slate effect tiling to floor.

#### Utility Room with W/C 9'4" x 6'1" (2.85m x 1.86m)

Suite comprising low level W/C, pedestal wash hand basin and door to side aspect. Plumbing for washing machine.

#### Landing

Doors leading to bedrooms and family bathroom, radiator and a window to side aspect. Loft access with a boarded loft and ample insulation.

#### Bedroom 1 14'3" x 11'0" (4.36m x 3.36m)

Two windows to front aspect, built-in

storage over stairs, decorative fireplace and two radiators.

#### Bedroom 2 12'0" x 9'11" (3.66m x 3.03m)

Window to rear aspect, decorative fireplace and radiator.

#### Family Bathroom

4 Piece bathroom suite comprising, low level W/C, panel sided bath with central tap, pedestal wash hand basin, heated towel rail, corner shower and tiling to splash back areas.

#### Outside

##### Front Garden

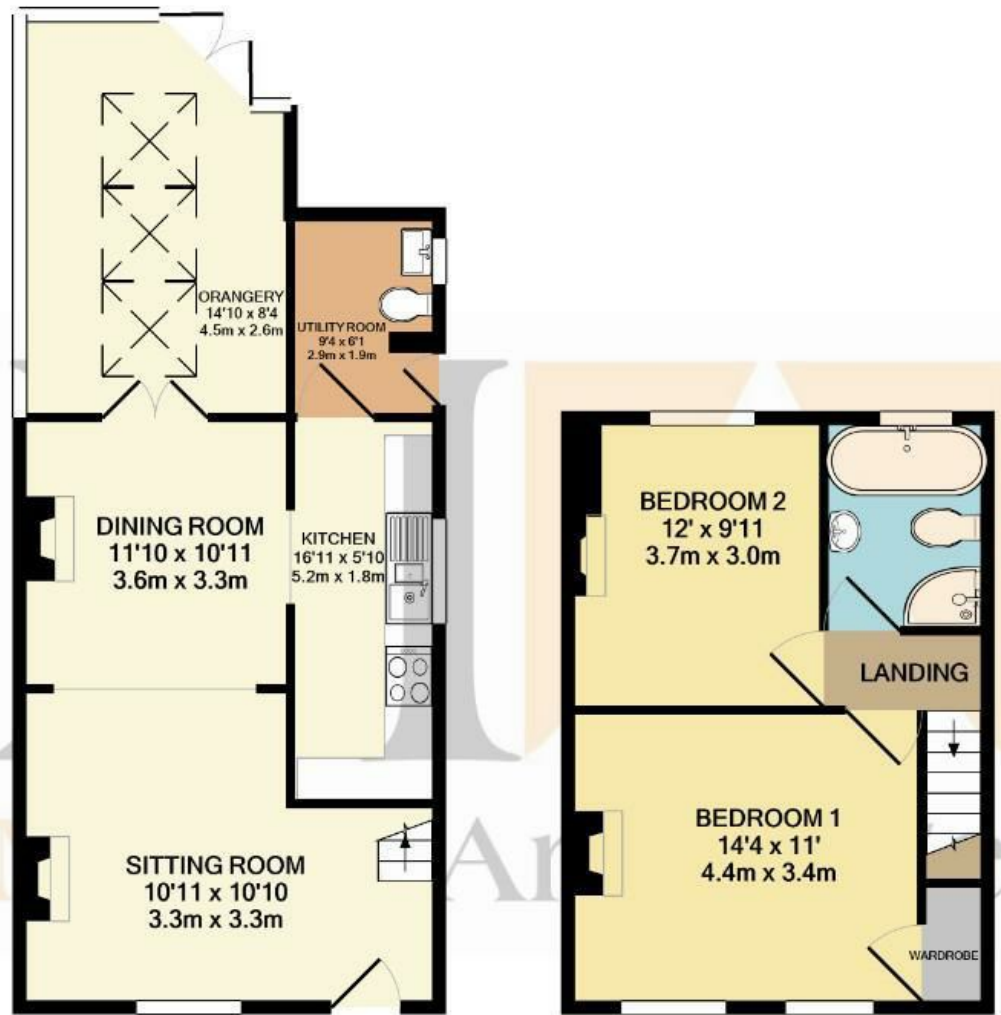
Lawn, established plants and shrubs. Pathway to the front door and side passage to the rear garden.

##### Rear Garden and Parking

Lawn, patio seating area, vegetable beds, shed complete with power and light, gate to the rear fence opening onto the communal parking area. Outside tap.

To the rear of the property there is ample communal parking.

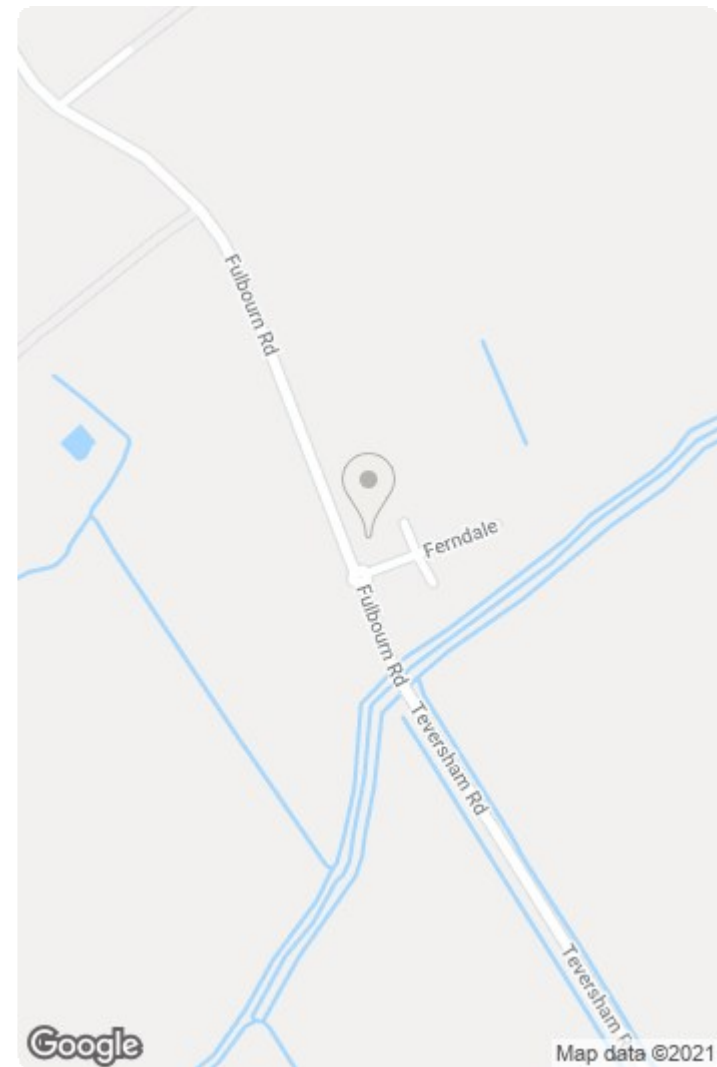




GROUND FLOOR

1ST FLOOR

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	A	A
82	82	B	B
80	80	C	C
78	78	D	D
76	76	E	E
74	74	F	F
72	72	G	G
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