



Geoffrey Bishop Avenue, Fulbourn CB21 5BU

Guide Price £400,000

MA

Morris Armitage

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Geoffrey Bishop Avenue, Fulbourn CB21 5BU

A rare opportunity to purchase a two-bedroom detached bungalow in this popular and peaceful cul-de-sac location.

This home presents an exciting chance for buyers to modernise and personalise the interior to their own taste. The accommodation includes an entrance hall, living room, kitchen/breakfast room, two double bedrooms, a bathroom, and a separate WC.

Centrally positioned within its plot, the property boasts a garden that wraps around, predominantly laid to lawn. Additional features include a garage and a driveway offering off-road parking.

Offered for sale with no onward chain. Viewing is highly recommended.

Entrance Hall

Glazed door with side window. Doors leading to all rooms and storage cupboard. Radiator.

Kitchen

Range of base level cupboards with worktop over. Stainless steel sink and drainer. Space and plumbing for under counter washing machine. Space and connection for freestanding cooker. Space for upright fridge/freezer. Dual aspect windows overlooking front and side. Built-in storage cupboards. Doors leading to side and hallway. Radiator.

Living Room

Spacious living room with dual aspect windows overlooking front and side aspects. Tiled fire place with mantle and tiled hearth, currently fitted with gas fire. Radiator. Door leading to hallway.

Bedroom 1

Spacious double room with window overlooking rear aspect. Radiator. Door leading to hallway.

Bedroom 2

Spacious double room with window overlooking rear aspect. Radiator. Door leading to hallway.

Cloakroom

Low level W.C. Window to side aspect. Door leading to entrance hall

Bathroom

Suite comprising of hand basin and panelled bath. Window to side aspect. Door to entrance hall.

Outside

Generous wrap around garden with paved pathways. Mainly laid to lawn with flower borders and mature shrubs. Driveway leading to garage.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - D (South Cambs)

Property Type - Detached bungalow

Property Construction - Standard

Number & Types of Room -

Please refer to the floorplan

Square Meters - 62 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

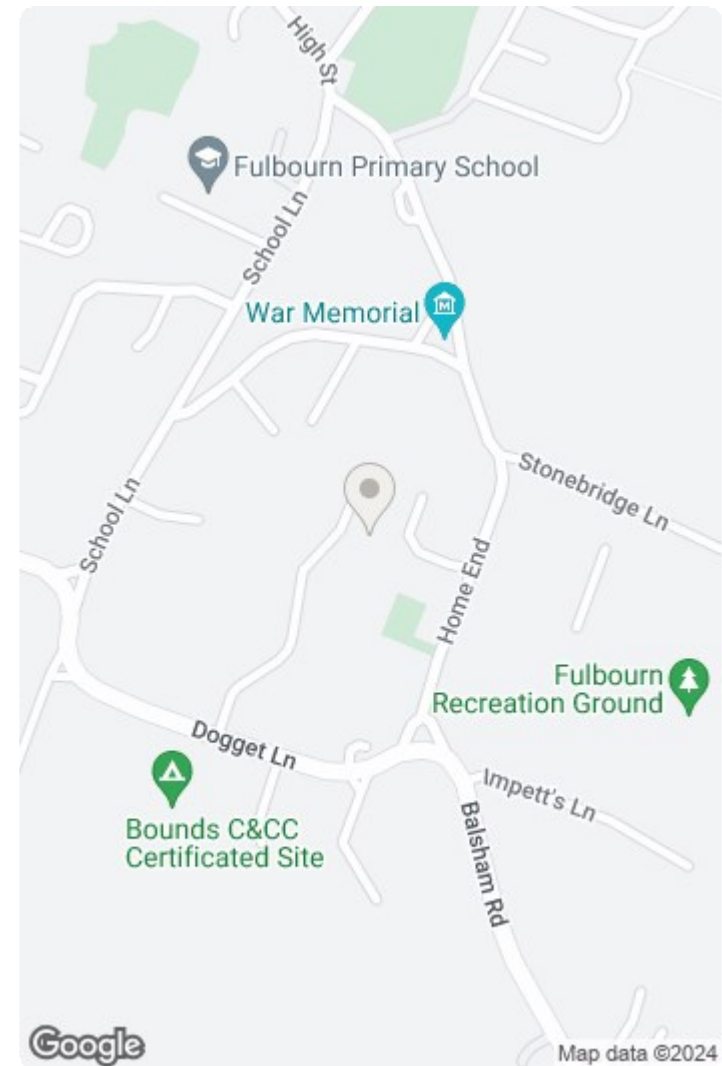
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the

vendor is aware of



GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



26 GEOFFREY BISHOP AVENUE

TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
85	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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