



Ludlow Lane, Fulbourn, Cambridge, CB21 5BL

**CHEFFINS**



## Ludlow Lane

Fulbourn, Cambridge,  
CB21 5BL

- Minimum 6 Month Tenancy
- Available from 28/04/2025
- Unfurnished
- EPC: E
- Council Tax Band: E
- Gas Central Heating
- Garage & Parking
- Garden

A well presented and spacious 3 bedroom detached house located in this popular and well served village with easy access to Cambridge. The accommodation comprises entrance hall, generous living room, kitchen/breakfast room, dining room, cloakroom, 3 double bedrooms and shower room. Single garage, off street parking and enclosed rear garden. Unfurnished. Available from 28/04/2025. EPC: E and Council Tax Band: E.

3 1 2

**£1,700 PCM**





## LOCATION



Fulbourn is a desirable village approximately 3 miles distant east of Cambridge. The village boasts a range of local amenities including greengrocer, butcher, cafe, local Co-op supermarket, public houses, take away restaurants and sporting facilities at the Fulbourn Institute Sports and Social Club. The village is conveniently placed for access to the Addenbrooke's campus (3.5 miles), ARM (1.7 miles) and the A11, A14 and M11.

## ENTRANCE HALL

with stairs rising to first floor, coat cupboard and access to:

## HALLWAY

with under stairs cupboard. The living room and dining room are accessed off.

## LIVING ROOM

with sliding patio doors with access to garden, further window to rear aspect, door to dining room and door to:

## KITCHEN/BREAKFAST ROOM

dual aspect with full height windows to rear and side aspects, door to garden and newly fitted kitchen with base and wall units, work tops, sink, oven, gas hobs with extractor above, fridge freezer and dishwasher. Door to:

## REAR HALLWAY

with doors to garage and cloakroom and door to:

## DINING ROOM

with window to front aspect. Door to living room and hallway.

## CLOAKROOM

with toilet, wash basin with vanity unit below and wall mounted mirror above and window to front aspect.

## STAIRS/FIRST FLOOR LANDING

with airing cupboard. The bedrooms and shower room are accessed off the landing.

## BEDROOM 1

with built in wardrobes and window to rear aspect.

## BEDROOM 2

with window to rear aspect.

## BEDROOM 3

with window to front aspect.

## SHOWER ROOM

with large shower, toilet, wash basin with vanity unit below and wall mounted mirror above and window to front aspect.

## OUTSIDE

### GARAGE

single garage with butlers sink, space and plumbing for a washing machine and up and over garage door.

### PARKING

off street parking to the front for 2 cars.

### GARDEN

enclosed rear garden predominantly laid to lawn with patio and shrub borders.

### LETTING AGENT NOTES

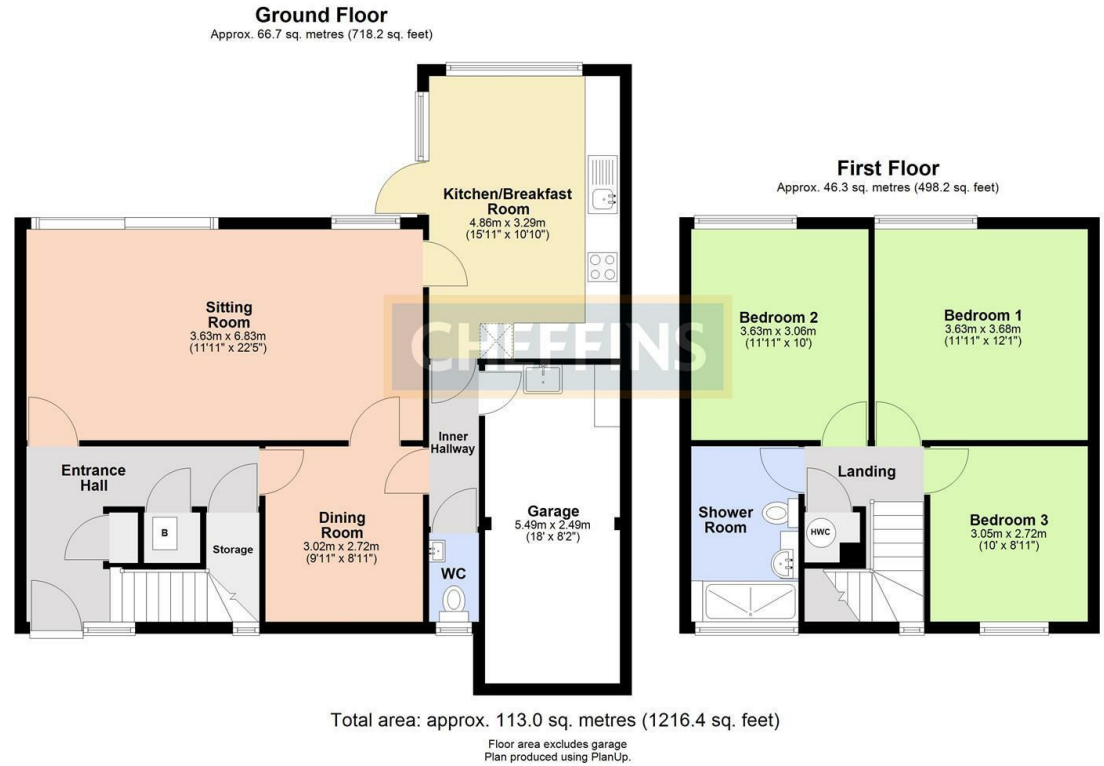
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy  
Holding Deposit - £392  
Deposit - £1961









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>53</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

