Balsham Road, Fulbourn, CB21 5DA

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# Balsham Road

Fulbourn,
CB21 5DA

3 1 2

## Guide Price £395,000

A well presented three bedroom end of terrace property extending to approximately 972sqft and arranged over two floors. The property further benefits from a garage, off-road parking, a generous front and rear garden and is located close to local amenities and transport links.

## LOCATION

Balsham Road enjoys a desirable position within the highly regarded village of Fulbourn, offering an excellent balance of rural charm and city convenience. The property is within easy reach of a range of local amenities including shops, pubs, cafés, a primary school and healthcare facilities, while Cambridge city centre is approximately 5 miles away, Addenbrookes Hospital is a 10 minute drive. Regular bus services and convenient road links via the A14, M11 and A11 provide excellent connectivity, and Cambridge Railway Station, which is a 20 minute drive, offers fast services to London and beyond. The nearby Cambridge Biomedical Campus, Addenbrooke's Hospital and ARM headquarters are also easily accessible.

## FRONT ENTRANCE DOOR
to:

## ENTRANCE LOBBY
with upvc double glazed window overlooking side of the property, coat hanging hooks, timber storage with shelving, downlight, door into:

## KITCHEN/DINING ROOM
with tiled floor, upvc double glazed window overlooking front of the property, radiator, brick built feature fireplace with slate hearth, understairs storage housing boiler, storage cupboards with shelving. Kitchen has a range of floor and wall units with laminate worktop, tiled flooring, electric Rangemaster 110 4 ring hob with extractor fan, one and a half butler style sink and drainer, window overlooking the rear garden, space and plumbing for washing machine, LED spotlights, downlight in dining area. Step down from kitchen into:

## BATHROOM
with two piece suite comprising of bath with shower over, wash hand basin with storage cupboard beneath, wood effect laminate flooring, tiled walls, electric heater, two upvc double glazed frosted windows overlooking the rear of the property, LED spotlights, extractor fan. Door into:

## DOWNSTAIRS W C
with low level w.c., radiator, upvc double glazed window overlooking side of the property, shelving unit, LED spotlights, extractor fan.

## SITTING ROOM
dual aspect, upvc double glazed windows overlooking front of the property and upvc double glazed French doors leading out to the rear garden, stained wood flooring, feature fireplace with tiled surround and brick hearth with timber mantelpiece, radiator, downlight.

## ON THE FIRST FLOOR

## LANDING
wooden flooring, upvc double glazed window overlooking the rear garden, downlight, access into loft space, and various rooms including:

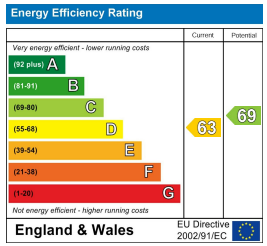
## PRINCIPAL BEDROOM
with continuation of the wood flooring, dual aspect with upvc double glazed windows overlooking both the front and side of the property, radiator, built-in storage with shelving, feature cast iron fireplace with timber mantelpiece and downlight.

## BEDROOM 2
with wood flooring, upvc double glazed window overlooking front of the property, downlight and storage cupboard containing hanging rails and shelving and electricity meter and fuse box.

## BEDROOM 3
wood flooring, upvc double glazed windows overlooking the rear garden and fields beyond, radiator, downlight.

## OUTSIDE
The property is approached via shared gravel driveway leading to off-road parking space and garage as well as access into rear garden which is predominantly laid to lawn and enclosed via timber fencing and hedging, borders containing a variety of shrubs, trees and hedging. pathway leading to steps down to back door, outside water tap, side gate leading through to front garden which is again enclosed by hedging predominantly laid to lawn and pathway leading to upvc double glazed front door.

## AGENTS NOTE
There is lapsed planning to increase the footprint by 50%.




Guide Price £395,000

Tenure - Freehold

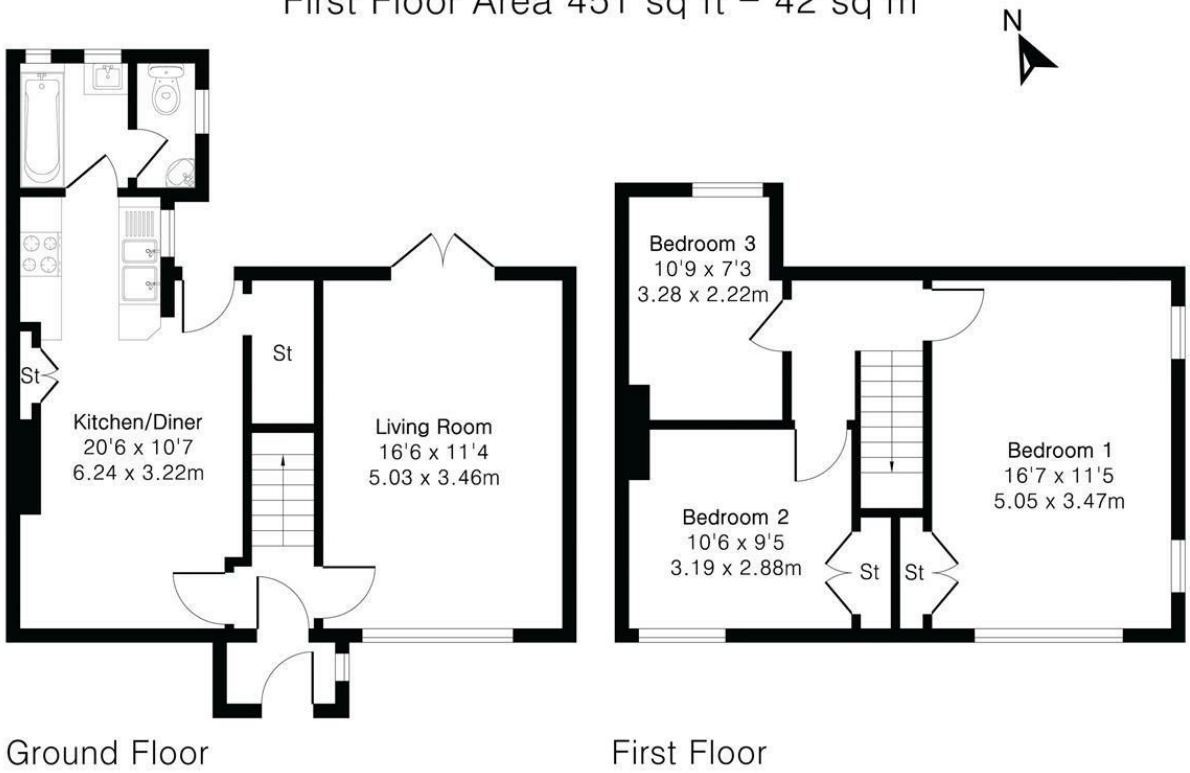
Council Tax Band - C

Local Authority - South Cambridgeshire District Council

# Approximate Gross Internal Area 972 sq ft - 90 sq m

Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 451 sq ft – 42 sq m




Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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