



64 School Lane, Fulbourn, Cambridge, CB21 5BH
Guide Price £335,000 Freehold



rah.co.uk
01223 800860

A DETACHED SINGLE-STOREY RESIDENCE REQUIRES MODERNISATION WITH SCOPE FOR EXPANSION (SUBJECT TO PLANNING CONSENTS), SET WITHIN A PLEASANT GARDEN, OFF ROAD PARKING, GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom detached bungalow
- 675 sqft/63 sqm
- 0.09 acres
- Scope for expansion and improvement (subject to planning consents)
- Oil fired central heating to radiators
- Block paved driveway providing parking for 2-3 vehicles and garage
- EPC-E/52
- Council tax band - D
- Chain free

The property occupies a fine non-estate position set back from the road, just a short walk from the thriving village centre. The property is set within a good sized garden with scope for expansion (subject to planning consents) and modernisation. The accommodation comprises a welcoming reception hall with three bedrooms and a shower room with walk-in shower. There is a generous sitting/dining room with patio doors through to the garden., the kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit and drainer, four ring electric hob, oven, extractor, integrated fridge, space for a washing machine and a free standing oil fired central heating boiler.

Outside, the property is set back and screened from the road by hedging, a block paved driveway, immediately to the front, provides parking for two to three vehicles, the driveway to the side leads to the garage with up and over door, power and light connected. The rear garden is mainly laid to lawn with a paved patio. Towards the bottom of the garden there is gated access to a additional piece of garden land where the oil tank is situated and a timber shed.

Location

Fulbourn is a popular village situated south-east of Cambridge. Benefiting from a range of local shops including an independent butchers, greengrocers, sandwich shop, pharmacy and Co-op. There is also a well-regarded primary school, library, health centre and a range of public houses/restaurants. Sports facilities within the village include active football, tennis, badminton and cricket clubs.

Local secondary schools include Bottisham Village College and Netherhall School. Cambridge itself provides extensive shopping and public schooling for all age groups. ARM, Addenbrooke's Hospital, the Biomedical Campus and railway station are within easy reach.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



Approx. gross internal floor area 63 sqm (675 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

