



Bush & Co.



## 12 Swift's Corner, Fulbourn, CB21 5AE

Guide Price £500,000 Freehold



Energy Rating Band C

Fulbourn is a sought-after village on the south side of Cambridge, within easy reach of the Addenbrookes Hospital Biomedical Campus and several large employers. The village has plentiful amenities, including shops, pubs, food outlets, and a well-regarded primary school. A Tesco superstore is located around 1.5 miles away.

The accommodation in detail: Ground floor, storm porch with secure front door, entrance hall with stairs to first floor, timber flooring, storage cupboard and radiator, cloakroom with WC, hand wash basin, extractor fan, and radiator. Sitting room, the double-glazed windows to the front elevation, timber flooring, and a radiator.

Kitchen/ dining room with a sink unit, range of wall and base units, gas hob and electric oven, plumbing for washing machine and dishwasher, extractor hood, gas-fired boiler serving hot water and central heating. Double glazed door to the rear garden, inset lighting and tiled floor, radiator.

First floor landing, access to loft space, airing cupboard with water tank, bedroom 1 with window to front elevation, laminate flooring and radiator, ensuite shower with shower cubicle, WC, hand wash basin, extractor fan and radiator, 3 further bedrooms, family bathroom with panel bath with shower over, hand wash basin, WC, and radiator.

Outside is a landscaped front garden with a stone path to the front door. Side access to the rear garden with sandstone terrace and AstroTurf, surrounded by timber fencing. A single garage located at the rear of the garden with an additional parking space.

Tenure: Freehold.

Services: Mains water, drainage, gas, and electricity.

Council Tax:



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

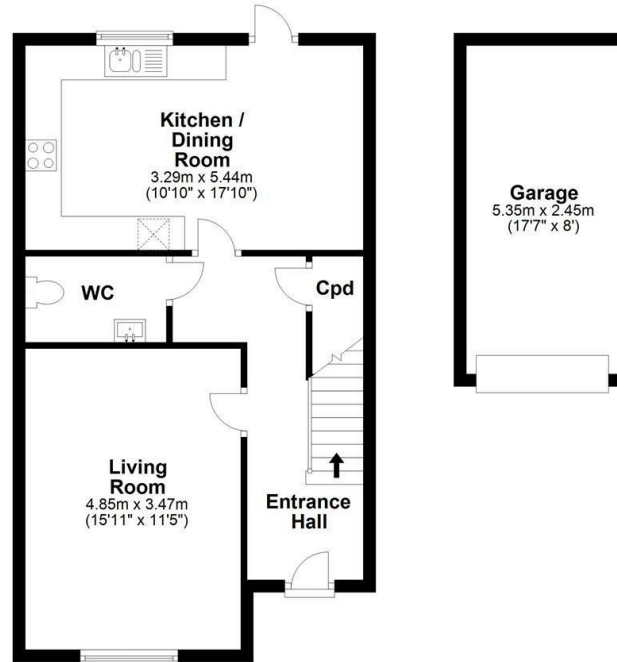
- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
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Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

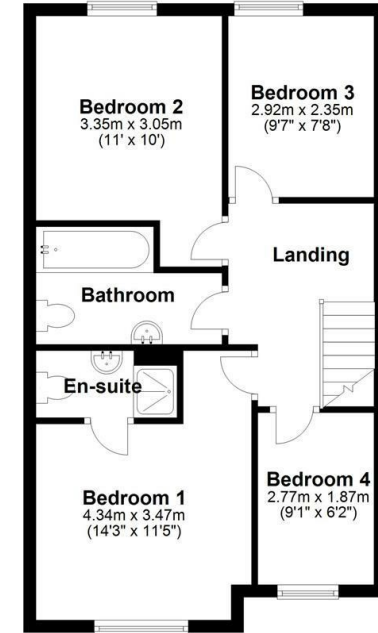
### Ground Floor

Main area: approx. 50.7 sq. metres (545.8 sq. feet)  
Plus garages: approx. 13.1 sq. metres (141.1 sq. feet)



### First Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



Main area: Approx. 102.1 sq. metres (1098.7 sq. feet)  
Plus garages: approx. 13.1 sq. metres (141.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

