



Station Road, Fulbourn  
CB21 5ES

Pocock + Shaw

8 Station Road  
Fulbourn  
Cambridge  
Cambridgeshire  
CB21 5ES

A detached bungalow with large garden, in need of updating but offering great potential to remodel/extend, in this non estate position in a popular village 5 miles south east of Cambridge.

- Detached bungalow in a 180ft (approx plot)
- Sought after village location
- Huge scope to extend/remodel
- 3 bedrooms
- Sitting room to open plan dining room
- Gas central heating
- Driveway parking for about 4 vehicles
- Delightful rear garden backing onto open countryside
- No upward chain

Guide Price £435,000



The village of Fulbourn is 2 miles east of Cambridge city and has a good variety of local shops and amenities on the bustling high street. These include a Co-op convenience store, a Primary school, library, large recreation field with a Village Hall, a family run butchers, fruit and veg shop, florists, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, antique shop, piano shop. There are 3 pubs serving the village. The village also has a picturesque nature reserve and excellent local schooling.

This detached property would now benefit from some updating but sits within a good sized plot and offers great scope to remodel/extend. Having been in the same ownership since the property was built in 1958, the accommodation in detail comprises;

#### **Glazed door to**

**Entrance porch** with large window to side, radiator, lighting, glazed door to

**Reception hallway** 'L' shaped hallway with radiator, loft access hatch, airing cupboard with lagged hot water tank and slatted wood shelving.

**Kitchen** 10'3" x 7'7" (3.12 m x 2.31 m) with part glazed door to side, window to front, good range of fitted wall and base units with work surfaces and tiled splashbacks, space for gas cooker, stainless steel sink unit and drainer, space and plumbing for washing machine, space for fridge/freezer, wall mounted Baxi central heating boiler.

**Living room** 14'10" x 9'10" (4.53 m x 2.99 m) with window to side, wall mounted gas fire, radiator, opening onto the

**Dining room** 9'3" x 11'9" (2.82 m x 3.57 m) with two windows to side, radiator, double glazed patio door with full length glazed side panel to rear garden.

**Bedroom 1** 11'11" x 10'2" (3.64 m x 3.11 m) with window to rear with views to garden, radiator.

**Bedroom 2** 8'0" x 9'0" (2.43 m x 2.74 m) with window to front, radiator.

**Bedroom 3** 8'11" x 6'11" (2.73 m x 2.11 m) with window to side, radiator.

**Shower room** with window to front, good sized 'walk in' shower cubicle with fully tiled surround and chrome shower unit over, part tiled walls, wash handbasin, WC, radiator, wall mounted strip light/shaver point.

**Outside** The property sits back from the road with a timber sleeper edged lawn with flower and shrub borders and a gravelled shared driveway parking for 3-4 vehicles. Secured gate and path to garden from left hand side of the property with a secured timber gate from the gravelled driveway leading to a large rear garden mainly laid to lawn with flower and shrub borders, timber shed and summerhouse. Paved patio area adjacent to the rear of the property.

Garage - of tin construction measuring 4.95m x 2.45m (approximately) with power and lighting.

**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw







**Approximate total area**  
 693 ft<sup>2</sup>  
 64.4 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	74

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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