



Bush & Co.

22 School Lane, Fulbourn - Guide Price £399,000

Fulbourn is a keenly sought after village to 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 property is a semi-detached house on a generous corner plot garden which offers significant scope to improve and perhaps extend further to the front and/or rear subject to the necessary planning consents. It should be noted that planning for a separate dwelling to the side has been rejected in the past. Sold with the advantage of no upward chain.

The part glazed entrance door leads to a hallway with doors to the sitting room, bathroom and dining room/bedroom three.

The dining room/bedroom 3 is located within the side extension and is a generous and flexible room with plenty of natural light, having two windows and sliding patio doors which open to the rear garden.

The bathroom features a three piece suite, a window and built in cupboard. The sitting room has a window to the front elevation, a gas fire with back boiler and concealed staircase with under stairs cupboard. The kitchen is located at the back with a range of wall and base units as well as space for cooker and washing machine.

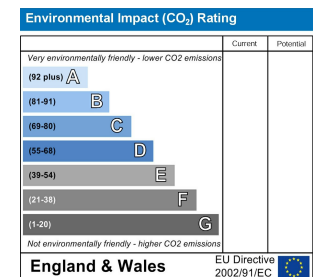
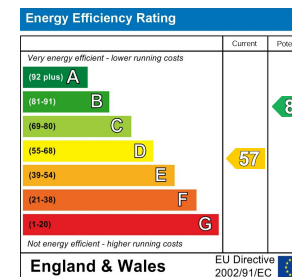
The first floor accommodation is off a small landing with doors to both large double bedrooms. Bedroom one is at the front with built in cupboards, an airing cupboard and cast iron fireplace. Bedroom two is at the back, running the full width with two windows and loft hatch.

Outside - The house sits on an extensive corner plot with lawned areas to the front, side and rear with a timber shed at the bottom. There is provision for off street parking at the back with a dropped kerb already in place.



Total area: approx. 68.9 sq. metres (742.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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