



36 Farmers Row, Fulbourn  
CB21 5HL

# 36 Farmers Row

Fulbourn | Cambridge | CB21 5HL

Guide Price £350,000

- A well proportioned two-bedroom, two-bathroom terraced property
- Good size kitchen with double doors onto the garden
- Two generous bedrooms, one with ensuite
- Garden with access to allocated, off-road parking
- Popular residential area with access to amenities and city centre
- Offered with no upward chain

## The Property

This immaculate two-bedroom, two-bathroom mid-terrace home is situated on the desirable development, offering convenient access to the village amenities, Cambridge city centre and the surrounding South Cambridgeshire villages. The property is offered with allocated parking, rear garden and the benefit of no onward chain.

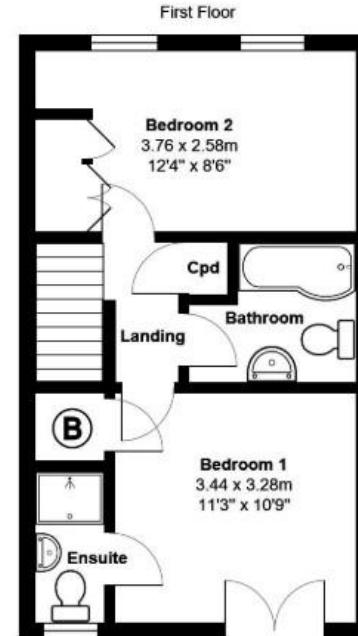
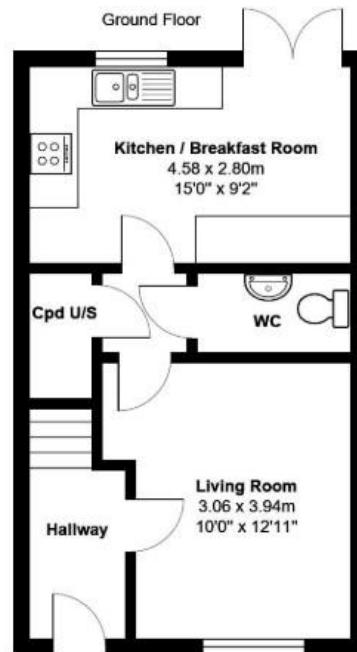
## The Setting

Farmers Close is a quiet residential cul-de-sac within the sought-after village of Fulbourn, offering a range of local amenities including a village primary school, health centre, independent shops, public houses and recreational facilities, all supporting a strong and well-established community. The village is well placed for access to Cambridge, Addenbrooke's Hospital and the Cambridge Biomedical Campus, with regular bus services, excellent cycling routes and convenient road links via the A11, A14 and M11, while Cambridge railway station provides fast and frequent services to London and the wider region. Well-regarded schooling is available locally and in nearby Cambridge, making the area particularly attractive to families and professionals alike.

## The Accommodation

On the ground floor, the property features a welcoming entrance hall with stairs rising to the first floor and door leading to a spacious sitting room, which benefits from a light and airy aspect and provides a comfortable family living space. The modern kitchen/breakfast room is well proportioned with contemporary fixtures and offers ample room for dining, making it ideal for both everyday living and entertaining. A convenient downstairs cloakroom completes the ground floor accommodation. The first floor comprises two generous bedrooms, each offering ample space and natural light. The principal bedroom benefits from a contemporary three-piece en-suite shower room, while the second bedroom is served by a modern three-piece family bathroom suite, providing stylish and practical accommodation.





Total Area: 74.9 m<sup>2</sup> ... 807 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Outside

The rear garden is principally laid to lawn, with a paved patio area directly accessible from the property, ideal for outdoor dining and entertaining. A paved stepping-stone pathway leads to the rear of the garden, where a timber storage shed is conveniently positioned. A separate section is designated for bin storage, with a side access gate providing direct access to the off-street parking.

## Services

Mains electric, water and drainage are connected. Gas fired heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure – Freehold**

**Property Type – Mid- terraced**

**Property Construction –** Brick built with tiled roof and rendered finish

**Local Authority –** South Cambridgeshire District Council

**Council Tax – C**

**Agents Notes:** All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk

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