



Farmers Row, Fulbourn, Cambridge, CB21 5HL



Farmers Row

Fullbourn, Cambridge,
CB21 5HL

A modern 2 bedroom end terrace house located within this popular and well served village. The accommodation comprises entrance hall, living room, kitchen/breakfast room, cloakroom, master bedroom with ensuite shower room, 1 further double bedroom and bathroom. Enclosed rear garden and off street parking for 2 vehicles. We regret no pets or sharers. Unfurnished. Available from 14/05/2026. EPC: B and Council Tax Band: C.

LOCATION

The property is situated in the highly sought-after village of Fullbourn, approximately three miles east of Cambridge. The village offers an excellent range of everyday amenities, including a greengrocer, butcher, café, Co-op supermarket, public houses, takeaway outlets and sporting facilities at the Fullbourn Institute Sports and Social Club. Fullbourn is also well positioned for convenient access to the Addenbrooke's campus (about 3.5 miles away), ARM (around 1.7 miles), and major road links including the A11, A14 and M11.



£1,550 PCM



**ENTRANCE HALL**

stairs rising to first floor and door to:

LIVING ROOM

window to front aspect and door to:

INNER HALLWAY

door to under stairs cupboard, door to cloakroom and door to:

KITCHEN/DINING ROOM

base and wall units, work tops, sink with window to rear aspect above, 4 ring gas hob with extractor above and double oven below, integrated appliances including fridge freezer, dishwasher and washer dryer and patio doors leading to rear garden.

CLOAKROOM

wc, wash basin and window to side aspect.

LANDING

airing cupboard and door to bedroom 2, bathroom and:

BEDROOM 1

built in over stairs storage cupboard housing the hot water tank, patio doors to Juliet balcony and door to:

ENSUITE SHOWER ROOM

shower cubicle, wc and wash basin with mirrored cabinet above, heated towel rail and window to front aspect.

BEDROOM 2

built in wardrobes and windows to rear aspect.

FAMILY BATHROOM

shower over bath, wc, wash basin with mirror above, heated towel rail and window to side aspect.

OUTSIDE

enclosed rear garden principally laid to lawn with a paved patio area, garden shed and side access gate leading out to 2 parking spaces adjacent to the property.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £357

Deposit - £1788

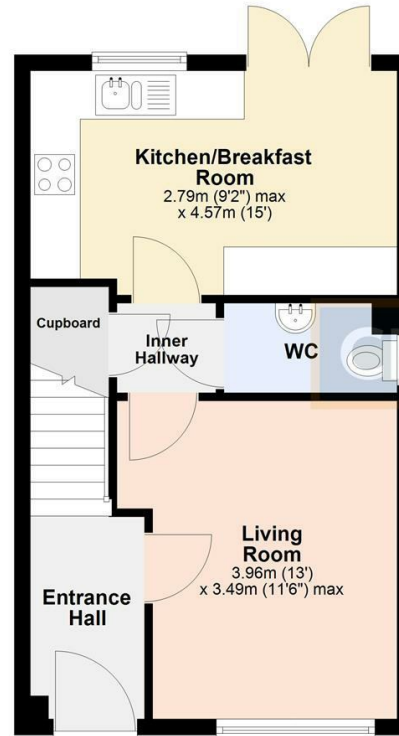




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
A (92-101)		
B (81-91)	82	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

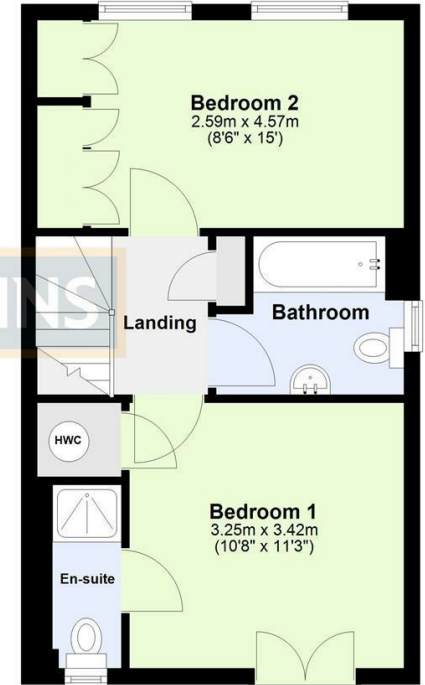
Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 73.3 sq. metres (788.8 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.