



**TO LET**  
CAMBRIDGE ROAD, FULBOURN



## £1800 PCM

This is an extended 4 bedroom property on the South side of Cambridge in the popular village of Fulbourn. Off-street parking and Garden Office/Gym.



## Features

- ✓ Unfurnished
- ✓ Garden Office/Gym
- ✓ Close to ARM and Addenbrookes
- ✓ Village Location
- ✓ Ensuite Shower
- ✓ Off-Street Parking

### ANTONY DAVIS ESTATE AGENTS

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Please Note the Property is Available from Early October.

Great 4 bedroom property within walking distance to all local amenities in the village of Fulbourn.

As you arrive at the property, there is parking in the front for 3 vehicles.

Front entrance porch takes you through to the open plan dining and living room on your right, with the stairs in front of you, and directly in front leads into the kitchen.

On the left of the kitchen, is the ground floor cloakroom and shower room.

French doors lead to the back garden, which also benefits from having a large outbuilding, that can be used for home office or Gym.

Lounge: 12'0 x 10'0 (3.65m x 3.0m) Leading to kitchen, Radiator.

Dining Room: 12'0 x 11'11 (3.65m x 3.64m) Window to front aspect, radiator, opening to lounge.

Kitchen: 9'9 x 6'4 (2.98m x 1.93m) Gas Hob, base units for storage, washing machine and additional plumbing for dishwasher, leading to further kitchen/dining area. Undercounter fridge and undercounter freezer.

Kitchen/Diner: 17'2 x 5'10 (5.22m x 1.79m)

First Floor Bedroom 1: 14'10 x 10'1 (4.52m x 3.07m) Window to front aspect, fitted wardrobes, door leading to en-suite shower room with window to front aspect, radiator.

Bedroom 2: 11'11 x 10'0 (3.64m x 3.05m) Window to rear aspect, radiator.

Bedroom 3: 9'11 x 7'7 (3.02m x 2.31m) Window to front aspect, radiator.

Bedroom 4: 8'0 x 8.0 (2.44m x 2.44m) Window to rear aspect, radiator.

Bathroom: Large Family Bathroom with a walk-in shower, corner bathtub, toilet, wash basin. Radiator.

#### Outside

To the front of the property the property is mainly paving for parking. The rear garden is South Easterly which is mainly laid to lawn, terraced area, leading to Garden Office/Gym.



## Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, with post office, family run butchers, fruit and veg shop, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, antique shop, used car forecourt and takeaways. There are 3 pubs serving the village, Six Bells, The White Hart and finally The Hat & Rabbit. There is also a medical centre, nature reserve, primary school, community library, sports centre with social club and children's soft play facilities. This vivacious village has many clubs and societies and is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre, with excellent bus service, but with all the benefits of being in a popular and idyllic village location.

Please note tenancy deposit, bills and other fees are excluded from this rental amount.

### Tenancy Fees and Charges

As well as paying the Monthly Rent and Utilities as stated in Tenancy Agreement

### In Advance of the Tenancy

Holding Deposit: Maximum of 1 Weeks Rent

First Months Rent

Tenancy Deposit: Maximum of 5 Weeks Rent

Late Rent Payment: Interest charged at 3% over the Bank of England Base rate.

Other Fees and Charges could Include:

Change of Names on Agreement £50

Replacement keys charged at £25, or cost if higher.

Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax

Television Licence

Installation of cable/satellite and communication services

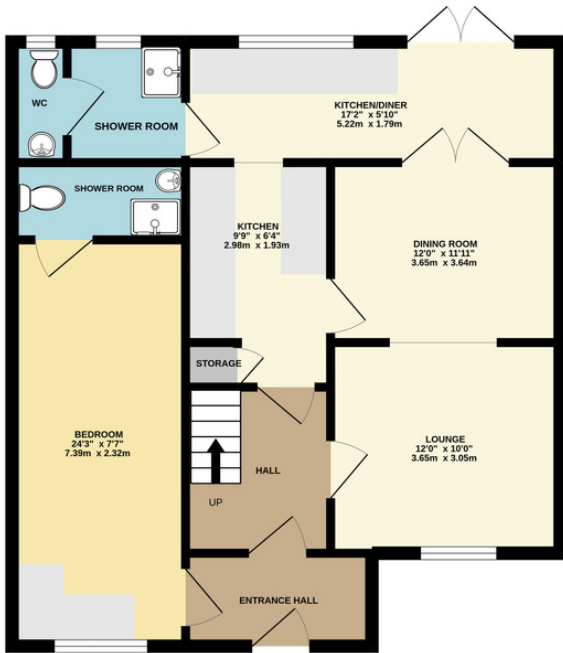
Insurance (for your personal and own contents)

Garden maintenance

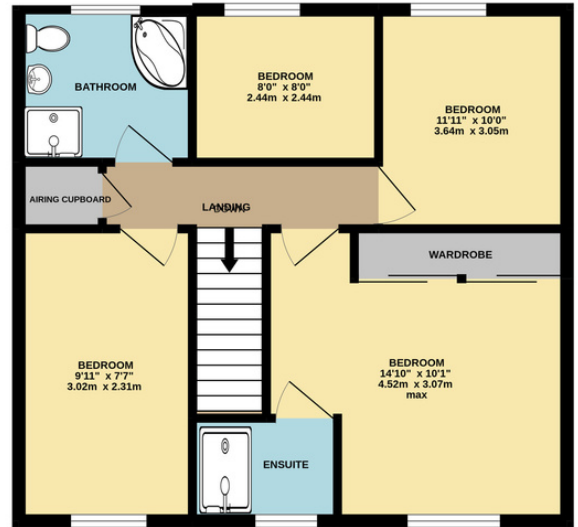
Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS



GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EPC BAND: D  
COUNCIL TAX BAND: D  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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