



Farmers Row, Fulbourn  
CB21 5HL

Pocock + Shaw

55 Farmers Row  
Fulbourn  
Cambridge  
Cambridgeshire  
CB21 5HL

A modern three storey semi detached house at the end of a cul-de-sac in a thriving village just 5 miles SE of Cambridge city centre.

- 3 Bedrooms
- 2 Reception Rooms
- Well fitted kitchen
- Ensuite shower room
- Family bathroom
- Cloakroom
- Gas central heating
- Enclosed rear garden
- Garage and parking space

Offers Around £450,000



Fulbourn is a very popular village situated about 5 miles south east of the centre of Cambridge and is particularly well served with local amenities and facilities including a variety of shops and primary schools. It is also well placed for access onto the A11 and A14 trunk roads.

Farmers Row is situated off Windmill Lane, in turn off Cambridge Road and 55 stands at the end of the cul-de-sac. The property is well presented in good decorative order and provides well arranged accommodation with 3 double bedrooms. There is an enclosed rear garden, a garage and an allocated parking space.

**Entrance Hall** with uPVC entrance door, laminate flooring, radiator, store cupboard extending under the stairs.

**Cloakroom** 5'3" x 5'2" (1.60 m x 1.58 m) with hand basin, wc, radiator and tiled floor

**Dining room** 11'0" x 8'0" (3.36 m x 2.43 m) with radiator and laminate flooring.

**Kitchen** 11'5" x 9'5" (3.48 m x 2.86 m) well fitted with work services all round with cupboards and drawers under, inset stainless steel sink unit, tiled surrounds, wall cupboards and shelving, built in oven and gas hob unit with cooker hood above, plumbing for washing machine and dishwasher, full height unit, radiator, tiled floor and glazed door to rear garden.

## First Floor

**Landing** with stairs to second floor.

**Front Living Room** 16'2" x 9'1" (4.94 m x 2.78 m) with window and glazed double doors and Juliet balcony, radiator.

**Rear Bedroom 2** 12'4" x 9'4" (3.76 m x 2.84 m) with radiator.

## Second Floor

**Landing** with access to roof space.

**Front Bedroom 1** 10'1" x 9'6" (3.07 m x 2.89 m) with fitted double width wardrobe, radiator and door to

**En-suite Shower Room** Refitted with corner shower cubicle with electric shower, hand basin, wc, extractor, radiator/heated towel rail and tiled floor.

**Rear Bedroom 3** 9'9" x 9'3" (2.97 m x 2.83 m) with radiator.

**Bathroom** with bath with shower attachment and tiling above, wc hand basin, tubular radiator/towel rail and tiled floor

**Outside** Side gate to rear garden enclosed by fencing, with lawn, paved patio, timber decking, path and gate to:

**Parking area at rear** With allocated parking space.

**Garage** Adjacent to the adjoining house.

**Note** The parking area, including lighting is maintained by Accent Nene. The service charge for this year was £206.

**Tenure** The property is Freehold

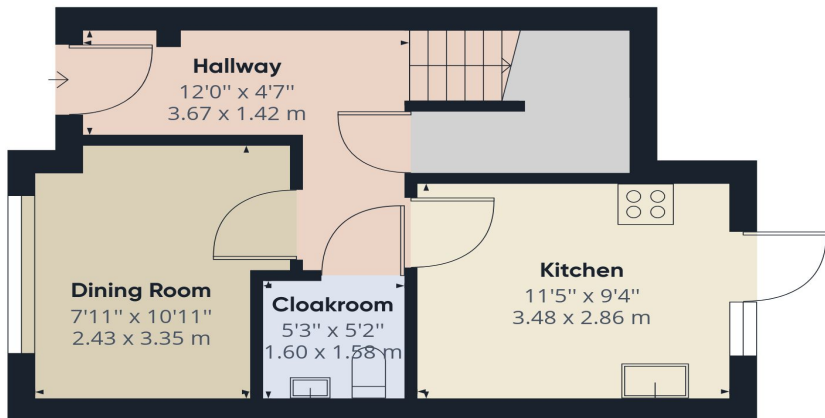
**Council Tax** Band D

**Viewing** By Arrangement with Pocock & Shaw

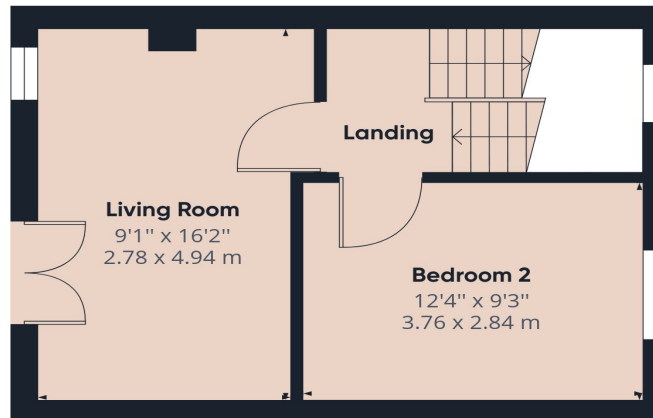




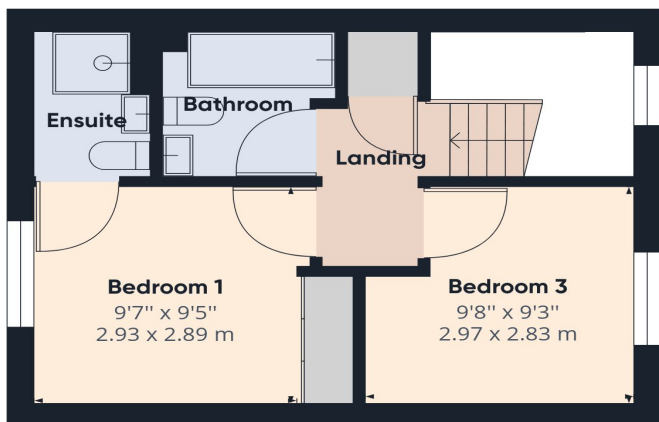
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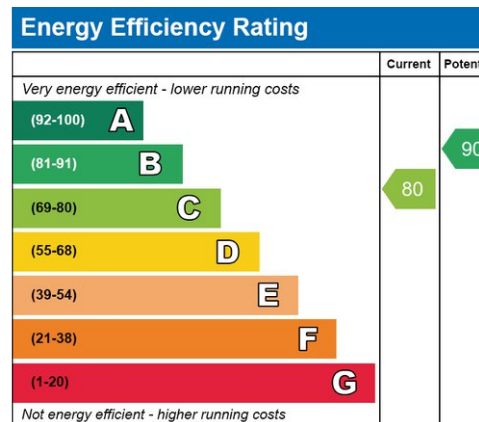
Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
995.98 ft<sup>2</sup>  
92.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

**Pocock + Shaw**