Roberts Way, Fulbourn CB21 5AA

Guide Price £375,000

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A modern two bedroomed terraced home on this peaceful but popular development in the highly regarded village of Fulbourn.

Fulbourn offers a range of amenities including a school, shops and a selection of pubs and restaurants. The village is also close to Cambridge and Addenbrookes Hospital and is an ideal first time purchase.

Accommodation includes a living room/diner, kitchen, ground floor WC, two bedrooms and a bathroom.

Externally, there's an enclosed west facing rear garden and allocated parking to the front.

Must be seen to be fully appreciated.

Entrance Hall
With doors leading to the kitchen, living/dining room and cloakroom. Stairs leading to the first floor. Radiator.

Kitchen 10'9" x 9'1" (3.28m x 2.77m)
Modern kitchen with a range of matching eye and base level cupboards with wooden worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated Zanussi oven with inset electric hob over and stainless steel extractor fan. Integrated washing machine. Space for fridge/freezer. Attractively tiled splashbacks. LVT wood flooring. Radiator. Window to the front aspect. Door to entrance hall.

Living/Dining Room 15'10" x 16'3" (4.83m x 4.96m)
Well presented, spacious living/dining room with French doors leading to the rear garden. LVT wood flooring. Window overlooking the rear garden. Radiator. Door to entrance hall.

Cloakroom
Modern white suite comprising low level W.C. and hand basin with mixer tap over. Door to entrance hall.

Landing
With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the ground floor.

Bedroom 1 9'6" x 16'2" (2.92m x 4.93m)
Spacious double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 2 9'6" x 12'5" (2.90m x 3.80m)
Double bedroom with window to the front aspect. Radiator. Door to landing.

Bathroom
Modern white suite comprising low level, concealed cistern, W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and shower over. Ladder radiator. Attractively tiled. Door to the landing.

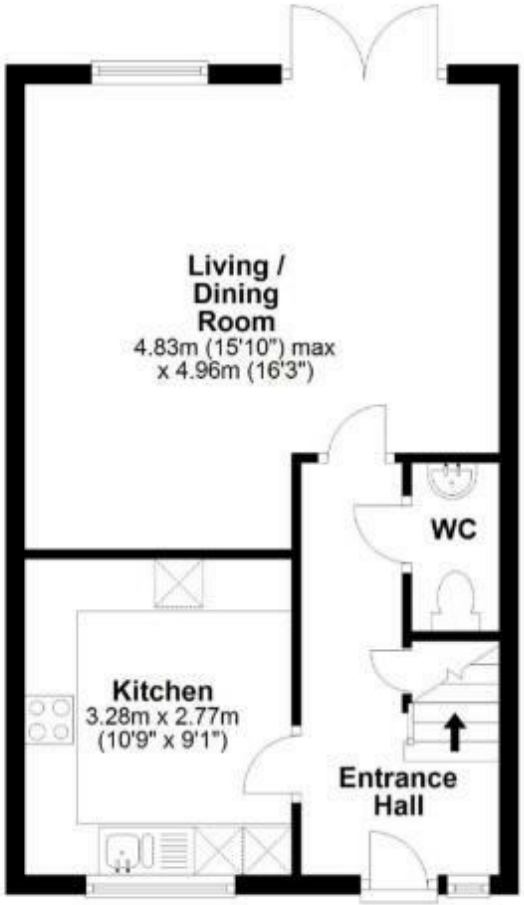
Outside - Front
Gravelled bed with some shrub planting. Paved pathway leading to the front door with storm porch over. Allocated parking.

Outside - Rear
Patio area with French doors leading to the dining/living room. Lawned area with stepping stone pathway to the rear. Access gate to the rear.

PROPERTY INFORMATION
EPC - B
Tenure - Freehold
Council Tax Band - C (South Cambs)
Property Type - Mid Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 81 SQM
Parking –
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

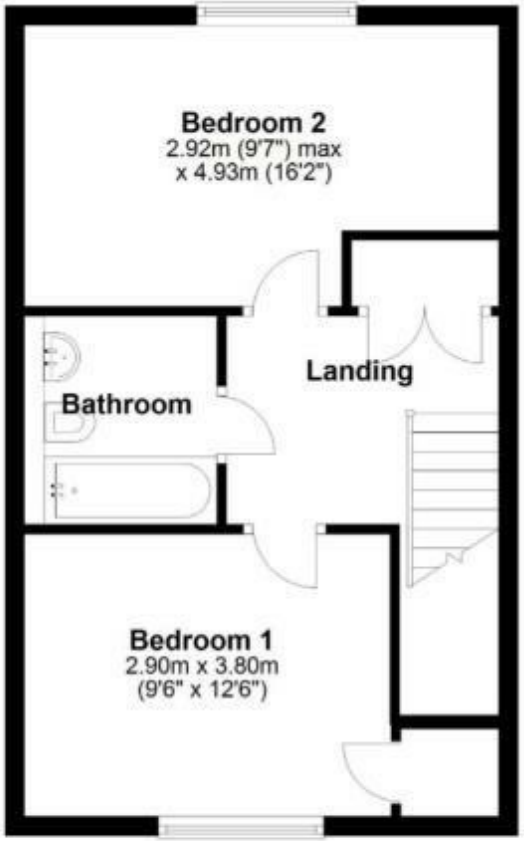
Ground Floor

Approx. 40.6 sq. metres (436.6 sq. feet)

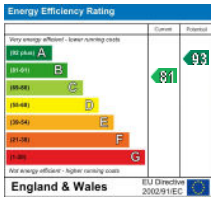


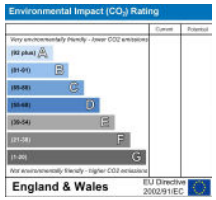
First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 81.2 sq. metres (873.5 sq. feet)





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