



5 Stanley Barnes Cottages

Long Lane, Fowlmere, Royston,
Cambridgeshire, SG8 7SZ
Freehold - OIEO £350,000

country
properties

This immaculately presented semi-detached bungalow is situated within a quiet cul-de-sac in the popular village of Fowlmere. The property comprises of a bright entrance hallway, spacious lounge, modern kitchen/diner, two double bedrooms and shower room. The property also benefits from having solar panels installed on the roof, private garden to both the side and rear aspects as well as sufficient parking for visitors. Viewings are highly recommended to appreciate this deceptively large home.

- Semi-Detached Bungalow
- Popular Village Location
- Two Double Bedrooms
- Modern Kitchen/Diner
- EPC Rating D
- Council Tax Band C

Accommodation

Lounge

15' 10" x 12' 07" (4.83m x 3.84m) Two UPVC double glazed windows to front aspect. Wood burner. Laminate flooring.

Kitchen/Diner

15' 09" x 9' 09" (4.80m x 2.97m) Skylights. French doors onto garden. Window to rear aspect. Wooden work surfaces. Space for washing machine. Single sink and drainer. Integrated dishwasher. integrated electric oven and hob. Tiled flooring.

Bedroom One

12' 09" x 12' 03" (3.89m x 3.73m) Door and window to rear aspect. Electric heater. Laminate flooring.

Bedroom Two

10' 01" x 9' 09" (3.07m x 2.97m) Window to front aspect. Electric heater. Laminate flooring.



Shower Room

6' 0" x 5' 11" (1.83m x 1.80m) Window to side aspect. Large shower cubicle. Wash hand basin with mixer tap over and vanity unit under. WC. Tiled flooring.

Agents Notes

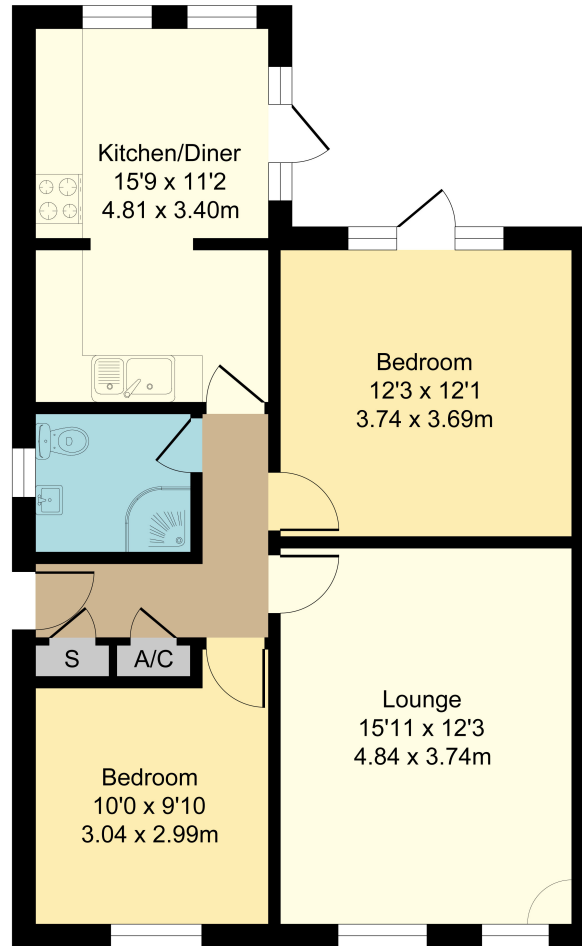
The Village of Fowlmere

Fowlmere Village one of the most Southerly villages in Cambridgeshire close to the Fowlmere Nature Reserve. This location provides great transport links, with J10 of M11 just 3.5 miles away and a bus stop a short walk from the park.

Local amenities: Bus stop nearby, Great transport links – J10 of M11 is 3.5 miles away, Cambridge – 9 miles, Nearest station – Royston – 5 miles, Nearest local shop/pub – Thriplow – 1 mile, Melbourne Village with doctors/ more shops/pubs – 4 miles, Duxford Airfield & Museum – 3.5 miles, Stansted – 25 miles.



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Total Area: 67.4 m² ... 726 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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 and 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

Viewing by appointment only

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