



**ANTONY  
DAVIS**  
ESTATE AGENTS

**01223 928220**  
hello@antonydavis.co.uk



## STATION ROAD, FULBOURN, CAMBRIDGE

**SOLD**

**GUIDE PRICE £440,000** Freehold

Antony Davis are delighted to present this charming, period 3-bedroom mid-terrace property in the popular village of Fulbourn. This is a beautiful family home with a large west-facing rear garden that backs on to stunning open countryside.

- Character Property
- Original Fireplace
- Period Features
- Village Location
- West Facing Garden
- Victorian Cottage
- Attic Room
- Large Rear Garden
- Short walk to Fulbourn Fen

This Victorian cottage has been sympathetically restored and finished to a standard that complements the period features that are present throughout the property.

As you enter the property, you instantly appreciate the character and charm of this Victorian cottage.

The entrance door leads to the Living room.

Living Room: 11'4 x 13'5 (3.46m x 4.08m) Feature fireplace. Wooden flooring. Sash Window to front aspect, door leading to Dining room.

Dining Room: 11'4 x 13'5 (3.45m x 4.08m) Natural stone flooring, window to rear aspect into the galley back hallway. Further entrance to the kitchen, Stairs, leading to the first floor. Storage cupboard.

Kitchen: 9'1 x 12 (2.76m x 3.66m) Shaker style kitchen units with an oak block surface and Belfast sink. Opens up into hallway that leads to the family bathroom and rear garden.

Bathroom: 8'3 x 6 (2.51m x 1.82m) Floor to ceiling tiles. Character Rolled top bathtub, shower over, period style towel rail, floor to ceiling tiles.

First Floor:

Bedroom 1: 11'4 x 13'5 (3.45m x 4.08m) Wooden Floor, Sash window to front aspect, vertical radiator.

Bedroom 2: 11'4 x 7'7 (3.45m x 2.3m) Sash Window to rear aspect, wooden floor, radiator.

Bedroom 3: 9'1 x 8'2 (2.78m x 2.48m) Window to side aspect, radiator.

Landing: Stairs to:

Attic Room: 11'2 x 1.3'.3 (3.40m x 4.05m) Roof light to rear aspect.

Outside:

The front of the property has been improved by the current owners with a new wall, along with natural stone flooring leading to the front door. There is a selection of shrubs.

The rear of the property has also benefited from a newly laid natural stone terrace. A large lawn area, mature shrubs, and a selection of trees. A pond, garden shed and great orchard/ countryside views.

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, family run butchers, fruit and veg shop, Augusta Hope florists, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, antique shop, piano shop, used car forecourt and takeaways. There are 3 pubs serving the village, Six Bells, The White Hart and finally The Hat & Rabbit.

This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic rural location.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis is acting solely for the seller as their estate agent and are not qualified valuation surveyors.

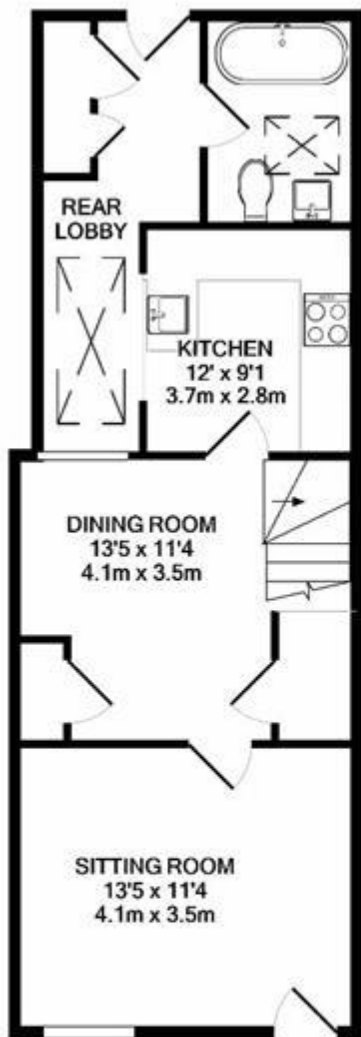
Council Tax Band: C (South Cambridgeshire District Council)

Tenure: Freehold





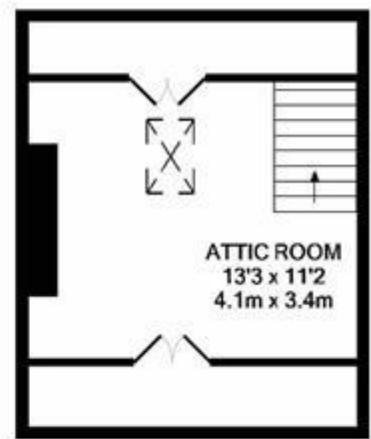
STATION ROAD, FULBOURN, CAMBRIDGE  
GUIDE PRICE £440,000 Freehold



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it

cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.