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RUSHDEN CLOSE, FULBOURN, CAMBRIDGE

GUIDE PRICE £450,000 Freehold

Antony Davis are delighted to offer this stunning and immaculate 3 Bedroom Cottage style property in the popular village of Fulbourn, comprising of open plan living. This property is finished to a high standard and should be viewed to be appreciated.

SOLD

- Character Property
- Fitted Kitchen
- Integrated Appliances
- Open Plan Living
- South Facing Garden
- Village Location
- Off-street parking
- Immaculately presented

As you arrive at the property, there is off street parking for one car, with further parking available if needed to the back of the property and at the front.

The Cottage style is felt instantly as you arrive with the selection of planting and double-glazed wooden sash windows on the ground floor.

As you enter the hallway, through the Composite front door:

Spacious Entrance Hall with Karndean knight flooring throughout the ground floor. Cloakroom on your right:

Cloakroom:

Comprising low level WC, wash basin, splash-back, vanity mirror and Radiator.
Understairs storage.

To the left, entrance door leading to:

Kitchen/Dining Room/Lounge:

27'7 x 18'3 (8.41m x 5.55m) max. An impressive, contemporary open plan kitchen with fitted kitchen unit, and integral appliances, Corian composite work tops, one and a half bowl stainless steel sink. Concealed gas-fired boiler controlled by Nest thermostat. Opening up into lounge/diner with double-glazed windows to front and rear aspects, along with double-glazed French doors to the rear garden.

First Floor

Gallery landing with doors leading to 3 bedrooms and family bathroom. Loft-ladder access to boarded loft for additional storage.

Principal Bedroom:

15'0 x 9'11 (4.58m x 3.01) Double bedroom with 2 double glazed dormer windows to rear aspect, built in fitted wardrobes with oak internal doors.

Bathroom:

Jack and Jill style family bathroom that can be accessed from the principal bedroom or the landing. With bathtub, WC, Over-shower, Sink with vanity mirror and splash-back and heated Towel rail.

Bedroom 2

11'7 x 8'8 (3.53 x 2.64m) Double bedroom with double-glazed dormer window to front aspect.

Bedroom 3

9'3 x 7'7 (2.81m x 2.32m) Although currently used as a home office, there is room for a single bed, double-glazed dormer window to front aspect.

Outside: To the front, there is a block paved driveway with some planting and room for 1 vehicle. There is also an outside tap. To the right there is a driveway that takes you to the rear of the property, with further parking and garage with electric door. This driveway is on the deeds of the property.

Access to the private rear garden is either from the garage or through garden gate from driveway.
The rear garden has terraced areas, some mature planting and lawned area.

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, funeral parlour, used-car forecourt and takeaways. There are 3 pubs serving the village, The 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 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.

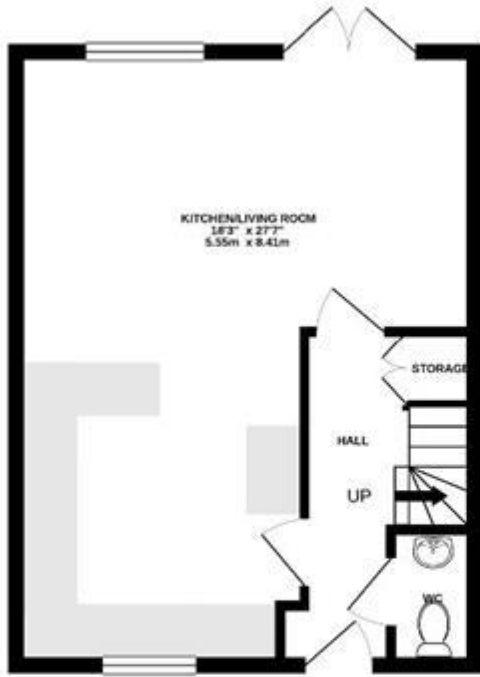
Antony Davis is acting solely for the seller as their estate agent and are not qualified valuation surveyors.

Council Tax Band: C (South Cambridgeshire District Council)
Tenure: Freehold

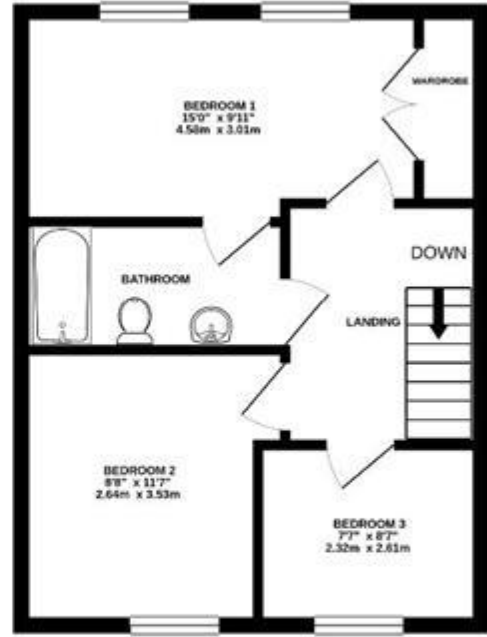


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GROUND FLOOR



1ST FLOOR



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) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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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.