



# NEW LISTING

HAGGIS GAP, FULBOURN



**Guide Price: £775,000**

We are pleased to offer this well-presented, substantial 4/5 Bedroom Bungalow located on a private road in Fulbourn.

## Features

- ✓ Garden Room
- ✓ Off-Street Parking
- ✓ Front and Rear Gardens
- ✓ Private Location
- ✓ Double Garage
- ✓ No Onward Chain



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## EXCLUSIVE LISTING

### *Substantial Property with Mature Gardens*

We are pleased to offer this large 4/5 bedroom detached bungalow occupying a corner plot on a private road in Fulbourn. The property is in need of some modernisation, although the potential is fantastic. An early viewing is advisable, please call to book your appointment now. This property is also being offered with No Onward Chain.

Haggis Gap is just off Pierce Lane and is close to all amenities in the village. This property is accessed through a private road and has a large driveway for several vehicles and has the added benefit of a double garage. This property is individually designed and was constructed in the 70s.

Entrance Hall: Takes you thorough to WC on the left, Bedroom 5/Study on the right, with large storage cupboard and access to the large loft space, then into Open Plan Dining Room.

Cloakroom: WC, hand basin, radiator and window to front aspect.

Bedroom 5/Study 11'1 x 12'3 (6.91m x 3.73m) This room has been used as a home office, although can be a bedroom. Window to side aspect, radiator.

Dining Room: At the centre of the bungalow with doors leading to the lounge, kitchen and conservatory, and then hallway to bedrooms and bathroom.



Kitchen: 13'10 x 12'3 (4.22m x 3.73m)

Range of wall and base units, laminated worktops, gas hob with electric oven, large window looking out to the front aspect and internal window overlooking the Conservatory.

Garden Room: French doors leading to the terraced area, and door leading to the double garage.

Lounge: 13'10 x 12'3 (4.22m x 3.73m)

Large family room, with full width glass and sliding doors to the side aspect. Feature gas fire, radiator.

Principle Bedroom: 11'8 x 11'6 (3.56m x 3.51m)

Large main bedroom with French doors leading to the back courtyard garden terrace area. Radiator.

Bedroom 2: 11'8 x 10'9 (3.56m x 3.28m)

Large second bedroom with window to side aspect, radiator.

Bedroom 3: 12'3 x 8'6 (3.73m x 2.59m)

Window to rear aspect, radiator.

Bedroom 4: Window to side aspect, radiator.

Family Bathroom: 11'2 x 5'2 (3.4m x 1.57m)

With large bathtub, electric over shower, WC, and wash basin. Window to rear aspect.

Double Garage: 17'8 x 11'6 (5.38m x 3.51m) With electric up and over door, access through to the Garden Room, window to rear aspect. Power and lighting.

Outside: To the front there is a good-sized driveway providing off-street parking. With the front garden being mainly laid to lawn with some flower borders and mature hedging. The garden then goes around to the side of the property which is enclosed by further hedging and feels very private.

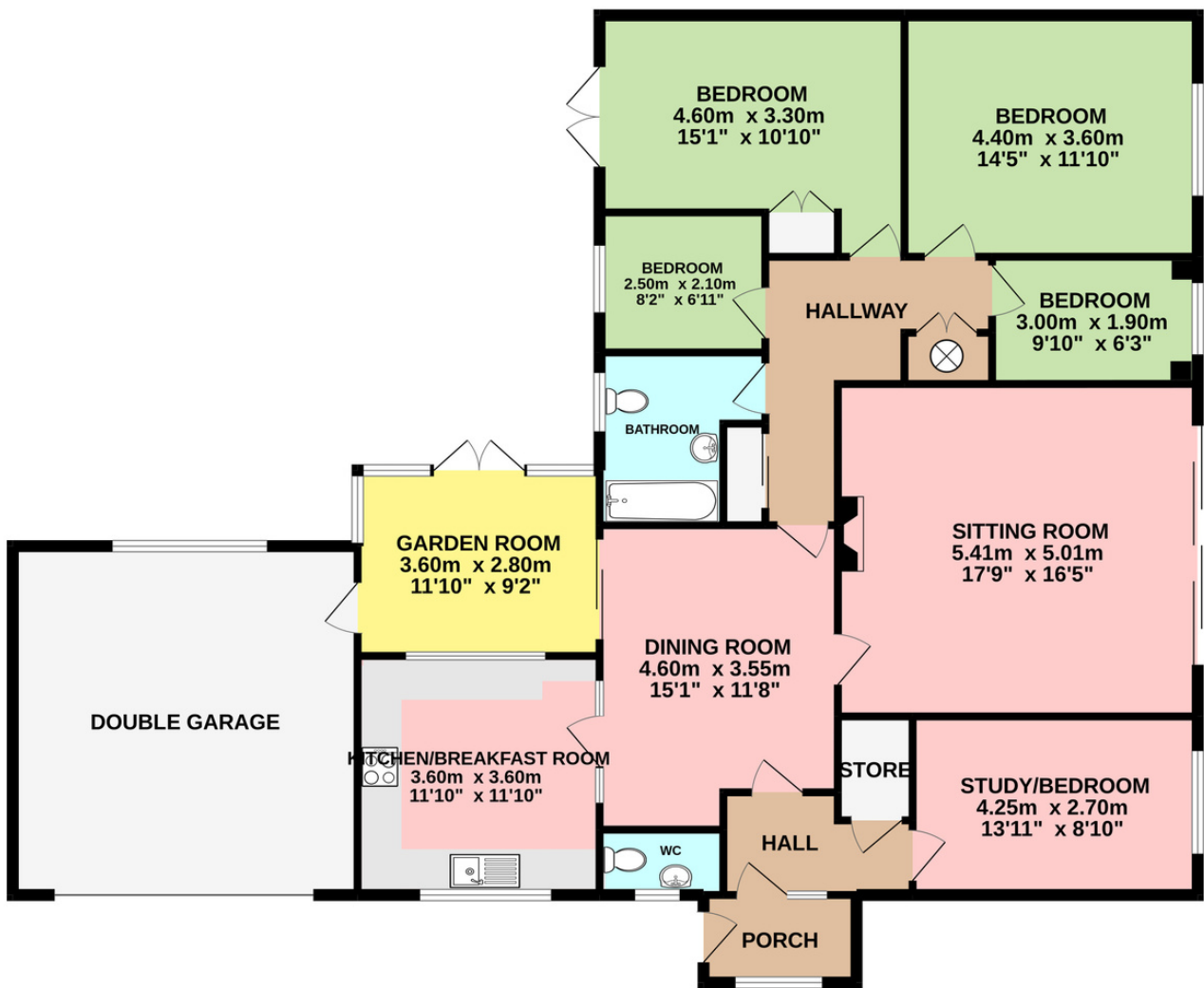
The private rear garden has a large terraced area, and separated by a trellis fence is a designated vegetable/herb garden. There is also access through side gate to the front of the property.

## 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, 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, 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.

Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>	<b>60</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.			

**FLOOR AREA: 172.3 SQ.M (1854 SQFT) APPROX.**  
**TENURE: FREEHOLD**  
**EPC BAND: D**  
**COUNCIL TAX BAND: F**  
**LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL**

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.







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