



**ANTONY
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ST. VIGORS ROAD, FULBOURN

GUIDE PRICE £450,000 Freehold

SSTC

We are pleased to offer this 3 bedroom semi-detached home with a large rear garden and off-street parking. The property is within easy walking distance of an excellent range of local amenities, the village Primary School, Nursery and Fulbourn Health Centre is around the corner from the property.

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LOUNGE: 15' 6" x 11' 6" (4.72m x 3.51m) Feature fireplace, brick surround, two radiators, window to front aspect, opening to rear door leading to the stairs.

KITCHEN/BREAKFAST ROOM: 15' 6" x 9' (4.72m x 2.74m) with tiled floor, sink unit, range of base and wall units, gas hob, two ovens, two storage cupboards, fridge, washing machine, dishwasher, radiator, wall mounted gas boiler, windows to front and side aspect.

UTILITY ROOM: 9' 4" x 8' 4" (2.84m x 2.54m) with tiled floor, radiator, work surfaces, sink, plumbing for washing machine, fridge/freezer, range of base and wall units, window and door to side.

CONSERVATORY: with tiled floor, replacement full roof with French doors leading to the beautiful rear garden. Radiators.

CLOAKROOM: with tiled floor and WC.

FIRST FLOOR LANDING with radiator, access into attic (there is room to be converted into living space), built-in storage cupboard and window to rear.

BEDROOM ONE: 12' 9" x 10' 3" (3.89m x 3.12m) window to front aspect, radiator.

BEDROOM TWO: 10' 3" x 9' (3.12m x 2.74m) window to front aspect, radiator.

BEDROOM THREE: 8' 9" x 7' 9" (2.67m x 2.36m) window to rear aspect, radiator.

BATHROOM: Recently refurbished bathroom with decorative tiling throughout, bathtub, shower over-bath, wash basin, WC, towel rail, two large mirrors, window to side aspect.

OUTSIDE: To the front is mainly block paved driveway with some mature planting. The rear garden is well established with a large lawned area, lots of shrubs and a selection of trees, terraced area. There are also 2 garden sheds, a further terraced area to the side where there is also access to the front through a side gate.

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. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. 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. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

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.

Tenure: Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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.



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.