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## ALL SAINTS ROAD, FULBOURN

### GUIDE PRICE £450,000 Freehold

**SSTC**

We are pleased to offer this 3 bedroom semi-detached home with a good sized rear garden and off-street parking. This property benefits from having a single storey extension providing a dining room and utility room. The property is within easy walking distance of an excellent range of local amenities

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#### Ground Floor

**LOUNGE:** 15' 1" x 11' 10" (4.60m x 3.60m) Feature fireplace, tiled surround, radiator, window to front aspect, double doors leading to the stairs and dining room.

**KITCHEN:** 13' 1" x 10' 6" (4.00m x 3.20m) Range of base and wall units, built in electric oven with gas hob, windows to front and side aspect, pantry.

**UTILITY ROOM:** Base unit with additional work space, plumbing for a washing machine, sink, room for fridge/freezer, window to rear aspect and UPVC side door.

**CLOAKROOM:** with WC.

**DINING ROOM:** 9' 10" X 9'10" (3.00m x 3.00m): Currently used as further reception room, with patio doors to the beautiful rear garden.

**FIRST FLOOR LANDING** with access into attic.

**BEDROOM ONE:** 13' 1" x 11' 2" (4.00m x 3.40m) window to front aspect, radiator.

**BEDROOM TWO:** 10' 6" x 9' 2" (3.20m x 2.80m) window to front aspect, radiator.

**BEDROOM THREE:** 8' 10" x 7' 10" (2.70m x 2.40m) window to rear aspect, radiator.

**BATHROOM:** Comprising bathtub, wash basin, WC, radiator, window to side aspect.

This property benefits from recently fitted new Fascia, Soffits and guttering. It also has a recently fitted combi boiler.

**OUTSIDE:** To the front is a beautifully presented front garden with off-street parking for 1 vehicle. The rear garden is well established with a large lawned area, lots of shrubs and a selection of fruit trees, terraced area. You can access the rear garden on the right side 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. 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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.