



HAGGIS GAP, FULBOURN



Guide Price: £435,000

We are delighted to offer this well-presented 3-bedroom semi detached property in the heart of the village.

Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Potential to Extend (STP)
- ✓ 3 Bedrooms
- ✓ Garden
- ✓ Close to Village Amenities



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We are pleased to offer this well-presented 3-bedroom semi-detached property in the popular village of Fulbourn. This bright and airy property is close to the High Street and benefits from some great improvements.

As you arrive at the property, there is parking for several vehicles, along with a mature front garden.

As you enter, the stairs are on your right, with the lounge immediately in front.

Ground Floor

Lounge: Generous lounge with patio doors leading to the covered terraced area, alcove space for feature log burner, door leading to the kitchen/diner.

Kitchen/Diner: Good size kitchen with room for dining table. Window to front aspect and window to side aspect. Range of wall and base units, built-in Oven and Hob. Opening to ground floor WC and storage area with door leading to the back garden.

First Floor

Landing with window to front aspect.

Bathroom: Good-sized bathroom with mobility-friendly bathtub, WC and wash basin, radiator, window to side aspect.

Bedroom 1: Double bedroom with window to rear aspect, radiator.

Bedroom 2: Further double bedroom with window to rear aspect, radiator.

Bedroom 3: Single bedroom with window to front aspect, radiator.

The property benefits from having replacement doors and windows in recent years, along with facias and soffits.

Outside

The front garden is mainly laid to lawn with some mature shrubs, parking for several vehicles. The rear garden is accessed through a side gate, which has a covered terraced area. The rest is laid to lawn with some planting.

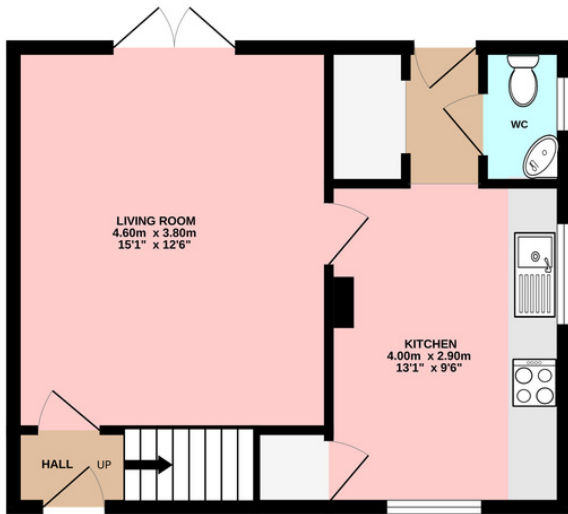
Fulbourn

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.

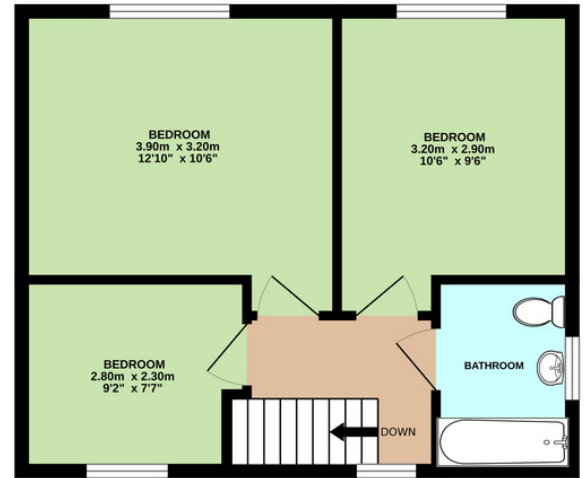
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long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

GROUND FLOOR
38.7 sq.m. (417 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 77.5 sq.m. (834 sq.ft.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: C
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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