



## ST VIGORS ROAD, FULBOURN



### Offers Over: £400,000

This is a well presented and spacious 2 Bedroom semi-detached property in the village of Fulbourn. The property sits on a good size plot, with driveway and a garden to the front and a large garden to the rear which is approx. 95 foot in length.



### Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Large Rear Garden
- ✓ Modern Shower
- ✓ Well-Presented
- ✓ Potential to Extend (STP)

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This is a well presented and spacious 2 Bedroom semi-detached property in the village of Fulbourn. The property sits on a good size plot, with driveway and a garden to the front and a large garden to the rear which is approx. 95 foot.

As you enter the property through the front door, there is a window to front, with stairs to first floor, under stairs storage area with coat hooks and radiator.

**SITTING ROOM:** 20'4 x 13'11 (6.21m x 4.23m) A bright and welcoming living area with recently fitted gas fire place, window to front aspect, two radiators and French doors leading to rear garden.

**KITCHEN:** 20'4 x 13'11 (6.21m x 4.24m) Range of wall and base units, stainless steel sink with window above to front aspect. Door to small pantry. Door leading to:

**UTILITY ROOM/CLOAKROOM:** Utility Area with storage space, also housing Valliant boiler fitted in Dec 2021. Downstairs WC. Door to side aspect.

## FIRST FLOOR

**LANDING:** with access to roof space and window to side aspect.

**BEDROOM 1:** 13'11 x 11'7 (4.23m x 3.54m) Large Double Bedroom with door to generous sized cupboard space, two windows to front aspect, radiator.

**BEDROOM 2:** 13'11 x 10'4 (4.24m x 3.15m) Double Bedroom with window to rear aspect, radiator, fitted wardrobe. Door to airing cupboard.

**SHOWER ROOM:** Modern Shower Room comprising wash basin, WC, walk-in shower with fitted shower screen, tiled walls.

## OUTSIDE

To the front of the property there is a driveway with parking for two vehicles with the rest being mainly laid to lawn. Side gate access to the rear garden.

Large rear garden, predominantly laid to lawn with a few established trees and paving stones leading to the top of the garden. Timber shed and summerhouse.

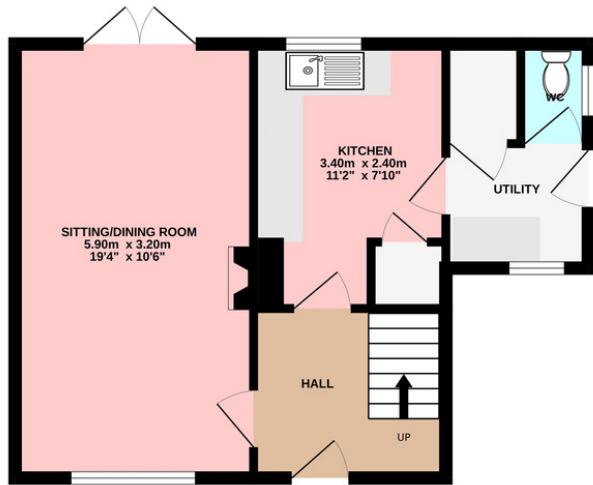
## Fulbourn

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.

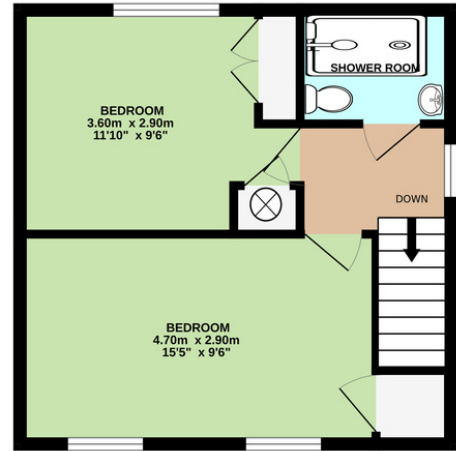
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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  
38.1 sq.m. (410 sq.ft.) approx.



1ST FLOOR  
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA : 70.6 sq.m. (760 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
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
65	
England & Wales EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>	

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

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