



## APTHORPE STREET, FULBOURN



**£1700 PCM**

This is a spacious and well positioned 3 bedroom detached bungalow close to the High Street in the village of Fulbourn.



### Features

- ✓ Double Bedrooms
- ✓ Off-Street Parking
- ✓ Close to High Street
- ✓ Garage
- ✓ Garden
- ✓ Village Location

**ANTONY DAVIS**

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14 High Street, Fulbourn,  
Cambridge, CB21 5DH





















We are pleased to offer this 3-bedroom detached bungalow in the popular village of Fulbourn, very close to the amenities.

The property is within easy reach of the High Street with good access roads into Cambridge.

This property also benefits from having parking for several vehicles, along with a garage to the left side.

As you enter the bungalow, on the right is the large lounge/dining room, with doors leading to the 1970's style kitchen.

On the left as you walk in takes you through to 3 double bedroom, WC and family bathroom.

Bathroom: comprising bathtub, WC and wash basin.

Kitchen: Range of wall and base units with feature breakfast bar, door leading to the terraced area.

All 3 bedroom are double rooms, with the principal bedroom having built in wardrobes and dressing table.

#### Outside

To the front is a mixture of driveway, lawned area with gate that takes you through to the rear garden. The private rear garden has a mixture of grass and mature 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. 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.

Please note that the tenancy deposit, bills and other fees are excluded from this rental amount.



## Tenancy Fees and Charges

(As well as paying the Monthly Rent and Utilities as stated in Tenancy Agreement).

### In Advance of the Tenancy:

Holding Deposit: Maximum of 1 Weeks Rent

First Months Rent

Tenancy Deposit: Maximum of 5 Weeks Rent

Late Rent Payment: Interest charged at 3% over the Bank of England Base rate.

### Other Fees and Charges could Include:

Change of Names on Agreement £50

Replacement keys charged at £25, or cost if higher.

Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax

Television Licence

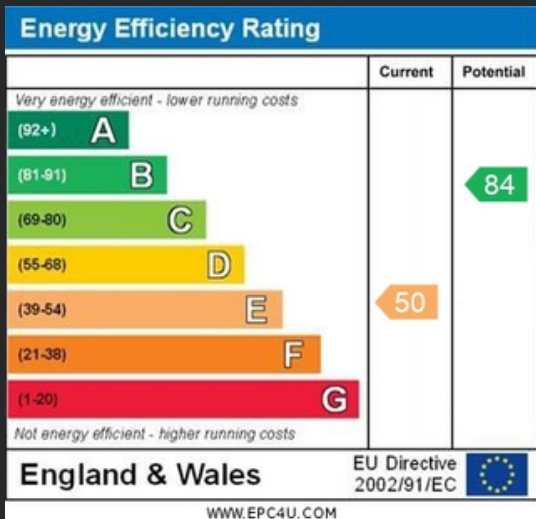
Installation of cable/satellite and communication services

Insurance (for your personal and own contents)

Garden maintenance

Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS





EPC BAND: E  
 COUNCIL TAX BAND: E  
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT 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 tenant.





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