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CARAWAY ROAD, FULBOURN, CAMBRIDGE

OIRO £450,000 Freehold

We are pleased to offer this well presented, 3 bedroom semi-detached property on the South side of Cambridge in the popular village of Fulbourn.

- No Onward Chain
- Dining Room
- Utility Room
- Downstairs shower Room
- Village Location
- Off Street Parking

We are pleased to offer this well presented, 3 bedroom semi-detached property on the South side of Cambridge in the popular village of Fulbourn.

PORCH: 6' 6" x 4' 1" (2.0m x 1.26m) Entrance porch, tiled flooring.

HALL: Radiator, laminate flooring, leading to lounge on the right.

LOUNGE: 13' 1" x 12' 0" (4.0m x 3.66m) window to front aspect, tiled floor, radiator, opening into dining room.

DINING ROOM: 19' 8" x 9' 6" (6.0m x 2.91m) great size dining room, 2nd reception room, with patio doors leading to the rear garden. Laminate flooring, Velux window.

KITCHEN/BREAKFAST ROOM: 20' 11" x 9' 10" (6.4m x 3.0m) Window to rear aspect, radiator, good selection of base and wall mounted units, stainless steel sink and drainer unit with mixer tap over, integrated gas hob, integrated electric oven & grill, extractor fan, fridge/freezer, space and plumbing for dishwasher, tiled floor, under stair storage cupboard, opening to:

UTILITY ROOM: 9' 6" x 6' 1" (2.92m x 1.87m) Double glazed window to rear aspect, door to rear, range of base and wall mounted unit with work surfaces over, space and plumbing for a washing machine, space for tumble drier, Velux window, cupboard housing wall mounted combi boiler, inset spotlights.

SHOWER ROOM: Velux window, wall mounted wash hand basin with storage cupboard below, low level wc, ceramic tiled floor, extractor fan, inset spotlights.

STORAGE ROOM: 10' 5" x 7' 2" (3.18m x 2.19m) Velux window side aspect, double door to front aspect, ceramic tiled floor.

LANDING: with window to side aspect, access to attic space.

BEDROOM ONE: 11' 10" x 11' 3" (3.63m x 3.44m) window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO: 8' 11" x 7' 8" (2.72m x 2.36m) window to rear aspect, radiator.

BEDROOM THREE: 8' 9" x 8' 1" (2.68m x 2.48m) window to front aspect, radiator, laminated flooring.

BATHROOM: Obscure double glazed window to rear aspect, heated towel rail, bathtub, wash basin, walk in shower.

SEPARATE WC: Obscure double glazed window to side aspect, WC.

LOFT SPACE: Accessed via staircase, boarded, Velux windows to rear aspect.

OUTSIDE To the front is paved offering ample off street parking. To the rear is mainly laid to lawn, patio area, timber studio measuring 5.7m x 2.6m with power and light connected, garden shed, further timber studio measuring 5m x 4m.

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 with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, 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.

Council Tax Band: D (South Cambridgeshire District Council)

Tenure: Freehold



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GROUND FLOOR
66.1 sq.m. (711 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 104.1 sq.m. (1121 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			
(92-100) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(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.