



FARMERS ROW, FULBOURN



Guide Price: £450,000

Antony Davis are pleased to offer this immaculately presented 3 double bedroom town house in the popular village of Fulbourn. With two allocated parking bays and a south facing rear garden.



Features

- ✓ 3 Bedrooms
- ✓ Off-Street Parking
- ✓ South Facing Rear Garden
- ✓ Ensuite Shower
- ✓ Cloakroom
- ✓ Immaculate Throughout

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Antony Davis are pleased to offer this immaculately presented 3 double bedroom, town house in the popular village of Fulbourn. The town house design was a popular choice when built in 2014 and offers 3 good size bedrooms along with En-suite shower room to principal bedroom, family bathroom and a ground floor cloakroom, there is also the addition of 2 parking bays to the front of the property.

Ground Floor

As you enter through the composite front door, a welcoming hallway with storage leads to the kitchen on the left and cloakroom on the right, with hardwood finished stairs.

Kitchen: Contemporary style kitchen with a range of wall and base units, integral dishwasher, fridge/freezer. Oven and electric hob. Window to front aspect.

Lounge/Diner: Good size lounge with understairs storage, French doors leading to the rear garden, window to rear aspect, radiator.

WC: with wash basin and WC, radiator. Window to front aspect.

First Floor

Airing cupboard with hot water cylinder, integrated storage shelf.

Bedroom 2: Double Bedroom with windows to rear aspect, radiator.

Bedroom 3: Double Bedroom with windows to front aspect, radiator.

Second Floor

Fabulous principal bedroom with built in wardrobes and storage cupboard, window to rear aspect, radiator, door leading to good size en-suite shower room with WC, wash basin, window to front aspect.

Outside

To the front is parking for 2 cars, there is a side gate that takes you to the south facing rear garden. Selection of mature planting, lawned area, terraced area, vegetable patch, with a garden shed to the side.

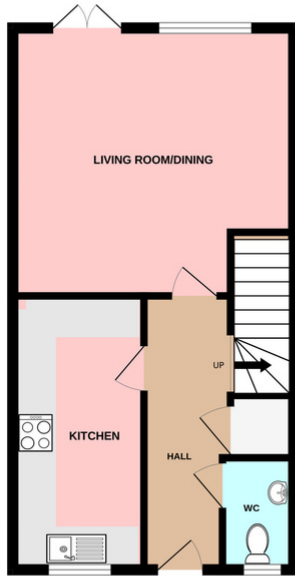
Fulbourn

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.

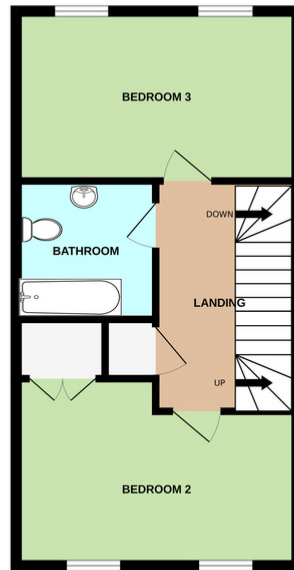
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long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

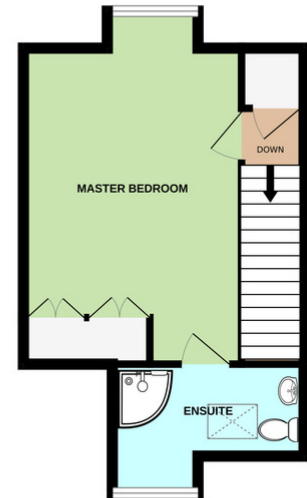
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		94
(81-91)	B	83	
(69-80)	C		
(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	
WWW.EPC4U.COM			

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

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