



HIGHFIELD GATE, FULBOURN



Guide Price: £595,000

We are pleased to offer this well presented 3 bedroom detached bungalow in a great central position to the High Street in Fulbourn. The property is located just off Cow Lane.

Features

- ✓ Ensuite Shower
- ✓ Conservatory
- ✓ Garage
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ No Onward Chain



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14 High Street, Fulbourn,
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We are pleased to offer this well presented 3 bedroom detached bungalow in a great central position to the High Street in Fulbourn. The property is located just off Cow Lane.

As you arrive at the property, there is parking for a couple of vehicles. To the side is the garage where there is access to the rear garden.

As you enter, off the hallway, to the right is the kitchen, immediately in front is the lounge that leads to the conservatory and on the left leads to three bedrooms, ensuite and main bathroom.

Bathroom: Bathtub with shower over, WC and wash basin, radiator, window to front aspect.

Kitchen: Galley style kitchen with a number of wall and base units. Stainless steel sink with waste disposal unit. Window to front aspect.

Lounge: Living room with feature gas fire, sliding doors to the conservatory.

Conservatory: Additional reception room with doors leading to the rear garden.

Bedroom 1: Double Bedroom, window to front and side aspect, door leading to the en-suite shower room.

Ensuite: WC, wash basin and shower cubicle.

Bedroom 2: Double bedroom with window to rear aspect.

Bedroom 3: Double Bedroom with window to rear aspect.

Outside

The property has a selection of mature shrubs at the front, with a hedge. To the left is a parking bay, and on the right is the garage. The rear garden can be accessed via both sides of the bungalow. The rear garden is mainly laid to lawn with a selection of shrubs. There is also a garden shed.

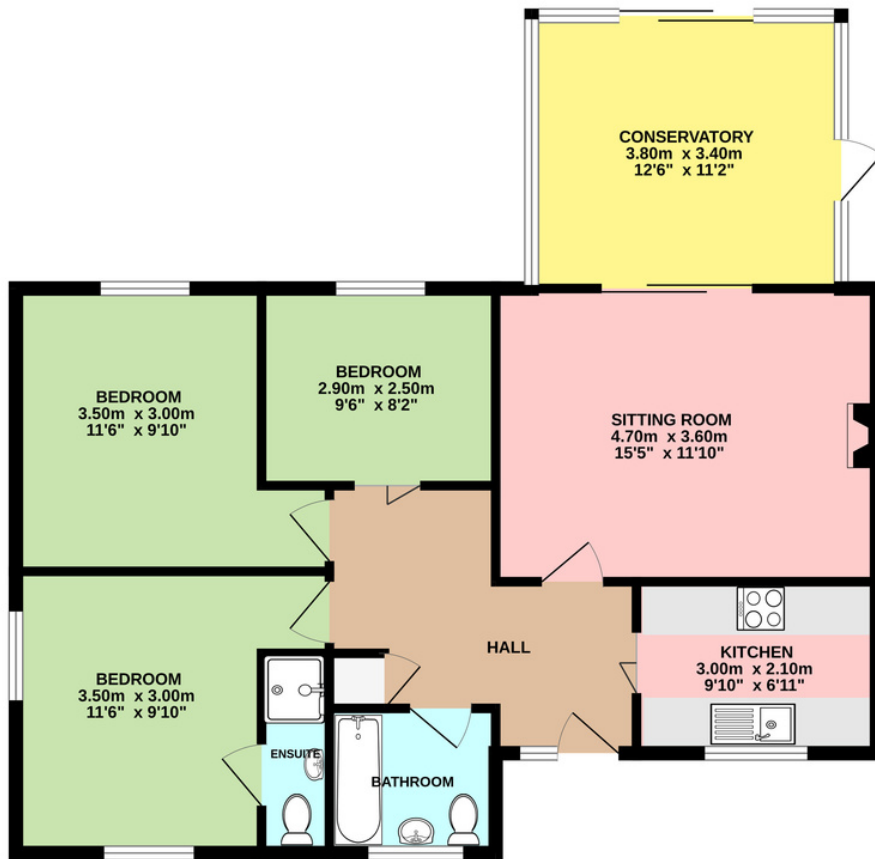
Fulbourn

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
81.9 sq.m. (881 sq.ft.) approx.



TOTAL FLOOR AREA: 81.9 sq.m. (881 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		86
(69-80)	C		
(55-68)	D	64	
(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: D
COUNCIL TAX BAND: D
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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.



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