



CAMBRIDGE ROAD, FULBOURN



Guide Price: £450,000

This is a well-presented, 3 bedroom, semi-detached house in the popular village of Fulbourn. The property benefits from previously granted planning permission for a single storey extension.

Features

- ✓ Utility Room
- ✓ Garage
- ✓ South Facing Rear Garden
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ Log Cabin/
Outdoor Office



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We are pleased to offer this well-presented, three bedroom, semi-detached property in the popular village of Fulbourn. Planning Permission was granted in April 2022 for a Single storey front, side and rear extension to create a Granny annex. This will need renewing. The property is set back from the main road, with a blocked driveway with ample parking with side gate that takes you to the rear garden.

Entrance Hall: Radiator, laminated flooring, under stair storage.

Living Room: 11'10" x 10'3" (3.6m x 3.12m). Bay window to front aspect. Radiator, and feature log burner. Opening to:

Kitchen/Dining Room: 18'3" x 13'6" (5.56m x 4.11m). Contemporary style kitchen with Bi-fold doors, opening onto the terraced area of the rear garden. Window to side aspect. Range of base units, stainless steel sink, gas hob with electric oven and extractor fan. Plumbing for washing machine.

WC/Utility: 5'8" x 6'3" (1.73m x 1.9m). Window with frosted glass to side aspect. Radiator, tiled flooring. WC, wash basin and worktop area, plumbing for washing machine and washer dryer.

First floor Landing: Window to side aspect.

Bedroom 1: 10'1" x 11'7" (3.07m x 3.53m). Double bedroom; window to rear aspect, radiator.

Bedroom 2: 8'6" x 10'3" (2.6m x 3.12m). Double bedroom; window to front aspect, radiator.

Bedroom 3: 6' x 10'3" (1.83m x 3.12m). Single bedroom; window to front aspect, radiator, built-in storage cupboard.

Bathroom: 7'10" x 7'9" (2.39m x 2.36m). Window to rear aspect. Tiled flooring, tiled walls. WC, panelled bath with mixer tap, shower over bath, wash basin with mixer tap, heated towel rail.

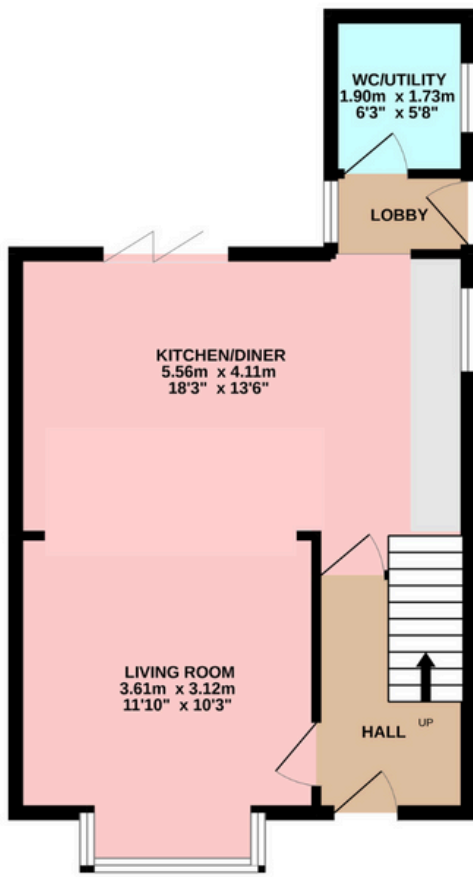
Outside: The front of the property is block paved and offers ample parking for at least three vehicles. Side access is available to the side of the property with a garage in the rear garden which currently has been converted to a lounge/bar. The rear garden is fully enclosed, mainly laid to lawn and offers a terraced area outside the Bi-fold doors. Recent addition of a log cabin which is being used as a home gym.

Fulbourn

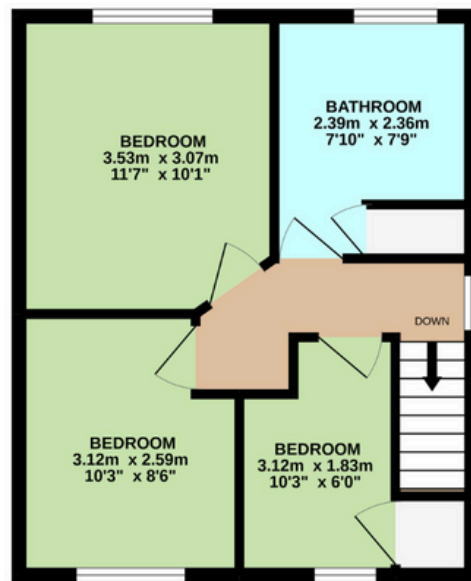
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, 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.

GROUND FLOOR



1ST 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		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(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: C
 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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