



BIRD FARM ROAD,  
FULBOURN



**Guide Price: £475,000**

This is a well-proportioned 3 bedroom semi-detached property in the village of Fulbourn. The property benefits from three double bedrooms, a good size rear garden and an integral garage.



## Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Good size Garden
- ✓ Garage
- ✓ Three Double Bedrooms
- ✓ Village Location

**ANTONY DAVIS**

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14 High Street, Fulbourn,  
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## NEW LISTING

We are delighted to offer this well-proportioned 3 bedroom semi-detached property in the village of Fulbourn. The property benefits from three double bedrooms, a good size, west facing rear garden and an integral garage.

Please note the floorplan and room sizes are to follow shortly.

As you enter the property, there is a small porch area, immediately in front there is a door leading to the Kitchen, with the living room on the left and stairs to first floor are on the right.

### Ground floor

Lounge: Generous sized lounge with dual aspect, window to front aspect and french doors to the rear garden.

Kitchen: Good sized kitchen with a range of wall and base units, stainless steel sink with window above to rear aspect. There is space and plumbing for appliances.

Cloakroom/Downstairs WC: with WC

## First Floor

Bedroom 1: Double bedroom with window to front aspect.

Bedroom 2: Double bedroom with window to front aspect.

Bedroom 3: Double bedroom with window to rear aspect.

Bathroom: comprising large walk-in shower, WC, and wash basin with window to rear aspect.

## Outside

To the front of the property, there is off-street parking for a number of cars, garage and a gate with side access to the rear garden.

The mature rear garden is mainly laid to lawn with mature planting, flower beds and seating area with pagoda. There is also a large shed.

## Fulbourn

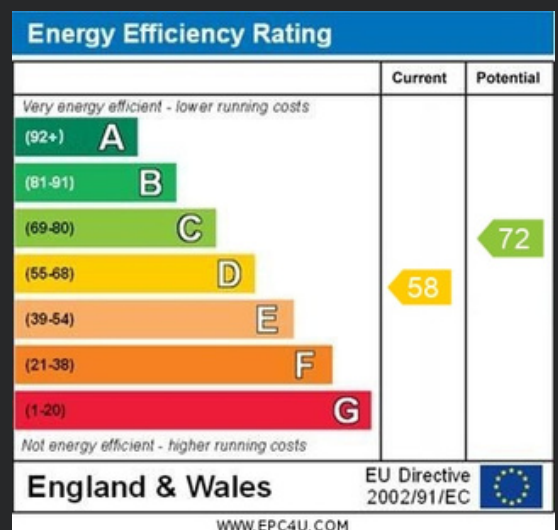
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe,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



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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