



## HAGGIS GAP, FULBOURN



### Guide Price: £450,000

This is a spacious 3-bedroom semi-detached property located in the sought-after village of Fulbourn. The property benefits from off-street parking for 2 cars as well as a single detached garage.



### Features

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

### ANTONY DAVIS

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH













Antony Davis are pleased to present this spacious 3-bedroom semi-detached property located in the sought-after village of Fulbourn. The property benefits from off-street parking for 2 cars as well as a single detached garage.

Entrance Hall: Laminate flooring, door to living room, door to kitchen/dining room and stairs leading up to the first floor.

Living Room: Good sized living room with window to the front aspect and French doors to the rear aspect. laminate flooring, a gas fire with mantelpiece.

Kitchen/Diner: Large L-shaped, kitchen/dining room with a range of shaker style base and wall units, ceramic Butler sink with mixer tap, tiled splashback, and country-style Rangemaster oven with extractor hood over. There is space for a dining table and chairs and there are French doors which open to the rear garden.

Stairs Leading to:

First Floor

Bedroom 1: Double Bedroom, two windows to front aspect, radiator.

Bedroom 2: Double Bedroom, window to rear aspect, radiator. Door leading to ensuite shower room.

Ensuite Shower Room: comprising walk in shower unit, WC and wash basin.

Bedroom 3: Single bedroom, window to front aspect

Family Bathroom: Bathtub with shower over, WC and wash basin, heated towel rail. Window to rear aspect.

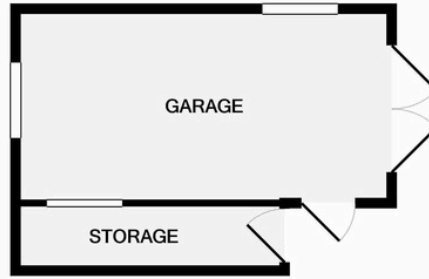
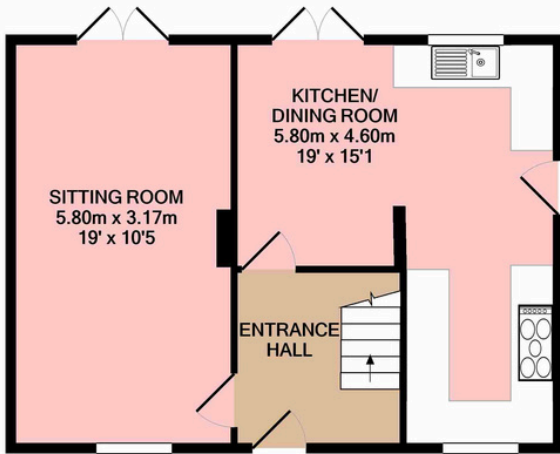
The loft has a skylight and is partly boarded, offering additional storage space.

Outside: The property is set back from the road behind a picket fence, with a lawned front garden. To the rear, the enclosed south-east facing courtyard garden has a selection of established shrubs  
Fulbourn

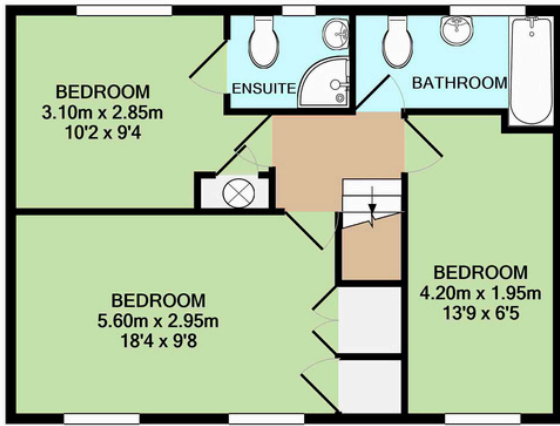
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, 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  
APPROX. FLOOR  
AREA 63.3 SQ.M.  
(681 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.1 SQ.M.  
(485 SQ.FT.)

TOTAL APPROX. FLOOR AREA 108.3 SQ.M. (1166 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(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			

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.





**ANTONY  
DAVIS**

01223 928220 | [hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)