



ST VIGORS ROAD,  
FULBOURN



## Guide Price: £450,000

This is a well-positioned 3-bedroom semi-detached property located in the sought-after village of Fulbourn. The property benefits from a generous, south-facing rear garden, conservatory and off-street parking.

## Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Village Location
- ✓ Conservatory
- ✓ Utility Area
- ✓ Generous Sized Rear Garden



## ANTONY DAVIS

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Antony Davis are pleased to offer this 3 bedroom semi-detached property in the heart of the village of Fulbourn. This property represents great value for money and (STP) has room to extend. The property has the added benefit of a conservatory and a larger than normal South-Facing garden.

### Ground Floor

Entrance porch with door leading to hallway. Stairs on the right with door in front leading to the lounge.

Living/Dining Room: 14'9 x 12'6 (4.50m x 3.80m) with patio doors leading to the conservatory, with further internal door leading to the kitchen.

Kitchen: 13'1 x 9'6 (4.00m x 2.90m) Good size kitchen with dual aspect windows to front and side aspect. Opening to the utility area, with doors leading to cloakroom and back door leading to the garden. There is also a small pantry.

Cloakroom: WC, window to side aspect.

### First Floor

Small gallery landing area with window to front aspect. Doors leading to:

Bathroom: Shower cubicle, WC and wash basin with window to side aspect.

Bedroom 1: 12'6 x 10'6 (3.80m x 3.20m) Double Bedroom with window to rear aspect.

Bedroom 2: 10'6 x 9'6 (3.20m x 2.90m) Double Bedroom with window to rear aspect.

Bedroom 3: 9'2 x 7'9 (2.80m x 2.35m) with window to front aspect.

### Outside

The front garden has parking, with the rest laid to lawn with a selection of mature planting. The south facing rear garden has a mixture of mature shrubs, lawned area, terrace area with a couple of storage sheds.

### Fulbourn

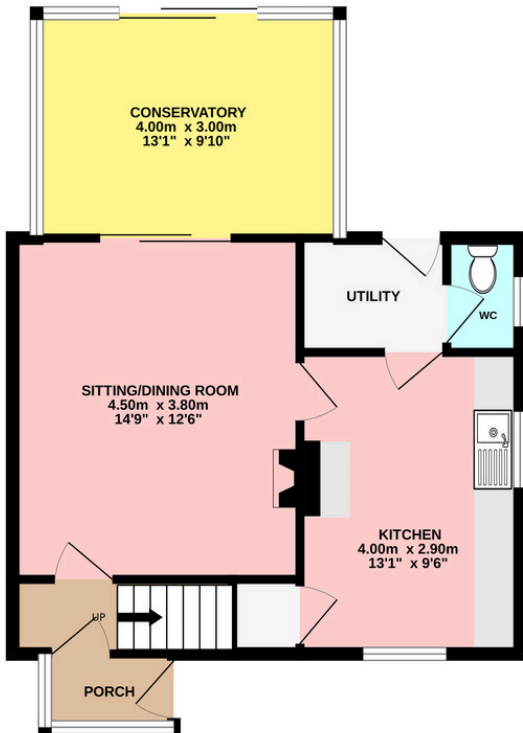
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe,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

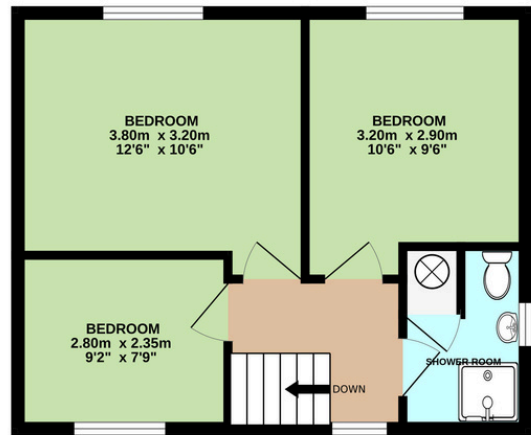
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR  
50.0 sq.m. (538 sq.ft.) approx.



1ST FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 86.9 sq.m. (935 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

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