



GREATER FOXES, FULBOURN



Guide Price: £450,000

This is an attractive 3-bedroom property in a very popular location in the village of Fulbourn. This property is on the corner plot which has a great size rear garden, along with plenty of scope to improve (STP).

Features

- ✓ Dining Room
- ✓ Garage
- ✓ Generous Sized Rear Garden
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ No Onward Chain



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NEW LISTING

Antony Davis are pleased to offer this attractive 3-bedroom property in a very popular location in the village of Fulbourn. This property is on the corner plot which has a great size rear garden, along with plenty of scope to improve (STP). An early viewing is recommended.

Greater Foxes is a very popular location due to its proximity to the village centre, along with the great sense of community feel.

The property has two double bedrooms on the first floor with the third double being on the ground floor.

Ground Floor

As you enter through the welcoming wide hallway the door on the left leads to:

Cloakroom: WC and wash basin.

Bedroom 3: 12'0 x 8'10 (3.65m x 2.70m) Double bedroom with window to front aspect.

Lounge: 14'1 x 12'0 (4.30m x 3.65m) Spacious lounge with large window to side and rear aspect. Feature gas fire.

Dining Room: 12'0 x 7'10 (3.65m x 2.40m) with window to rear aspect over-looking the garden.

Kitchen: 12'0 x 6'11 (3.65m x 2.10m) Galley style kitchen with utility area towards the front. Dual aspect window to front and rear.

First floor

Bedroom 1: 12'6 x 11'10 (3.80m x 3.60m) Good size bedroom with dual aspect windows.

Bedroom 2: 11'10 x 9'6 (3.60m x 2.90m) Further double bedroom with dual aspect windows.

Bathroom: comprising bathtub, WC and wash basin, window to front aspect. Airing cupboard.

Outside

The front is mainly laid to lawn with some mature shrubs. A garage to the side with electric door, gate leading to the large rear garden with lots of mature planting and trees.

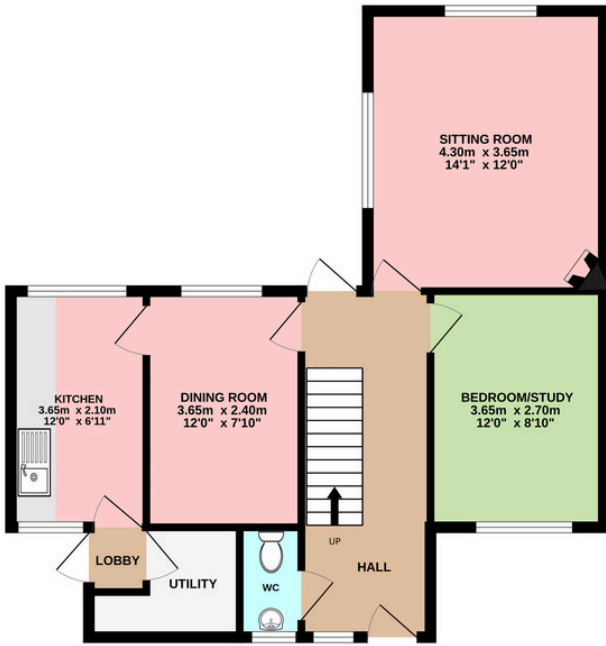
Fulbourn

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.

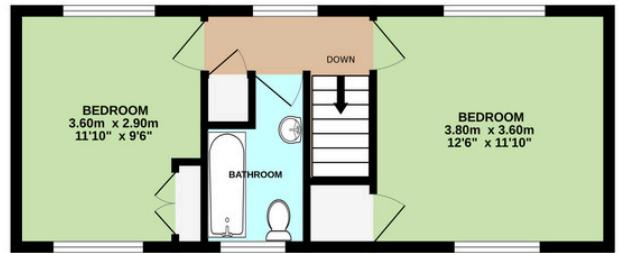
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
58.3 sq.m. (627 sq.ft.) approx.



1ST FLOOR
33.6 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 91.9 sq.m. (989 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		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TENURE: FREEHOLD
 SIZE: 989 SQFT
 EPC BAND: E
 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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