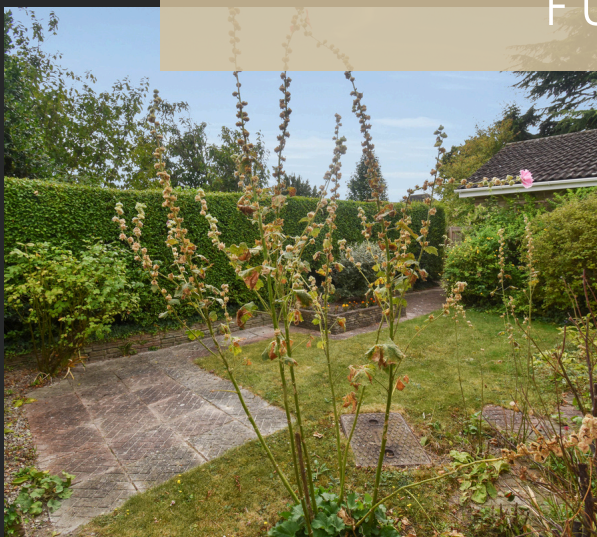




CAMBRIDGE ROAD,
FULBOURN



Guide Price: £575,000

We are pleased to offer this deceptively spacious, 4 bedroom detached bungalow in the popular village of Fulbourn. The property also benefits from having a separate dining room, good size kitchen, 2 bathrooms and a garage.



Features

- ✓ No Onward Chain
- ✓ Two Bathrooms
- ✓ Dining Room
- ✓ Off-Street Parking
- ✓ Garage
- ✓ Village Location

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NEW LISTING

Antony Davis are pleased to offer this deceptively spacious, 4 bedroom detached bungalow in the popular village of Fulbourn.

The property also benefits from having a separate dining room, good size kitchen, 2 bathrooms and a garage.

Set back from the road, there is a good size driveway with parking for several vehicles.

As you enter through the porch, with a further internal door that leads to:

Living Room: 18'4 x 10'10 (5.60m x 3.30m) Good size living room with dual aspect. Window to front and French doors to the side. Feature fireplace.

Dining Room: 15'9 x 10'6 (4.80m x 3.20m) Space for large dining table and chairs with window to front aspect with door leading to kitchen.

Kitchen: 16'5 x 11'10 (5.00m x 3.60m) Good range of wall and base units with window to front aspect and side door leading to the garden.

Bathroom: comprising bathtub with WC and wash basin. Part tiled with window to side aspect.

Bedroom 1: 12'6 x 9'6 (3.80m x 2.90m) Double bedroom with window to side aspect, radiator.

Bedroom 2: 12'6 x 10'6 (3.80m x 3.20m) Double bedroom with window to side aspect with radiator.

Bedroom 3: 9'8 x 8'10 (2.95m x 2.69m) Double bedroom with window to side aspect with radiator.

Bedroom 4: 10'11 x 8'10 (3.32m x 2.70m) Double bedroom with window to side aspect with radiator.

Second Bathroom: Completely refurbished second bathroom with corner shower cubicle, WC and wash basin. Window to side aspect.

Outside

To the front of the property, there is a larger than normal front garden with a selection of mature shrubs and trees. Driveway that leads to the garage.

The rear garden is a wrap round garden which can be accessed from both sides. The gardens are enclosed with fencing or hedges and has a mixture of shrubs and lawn.

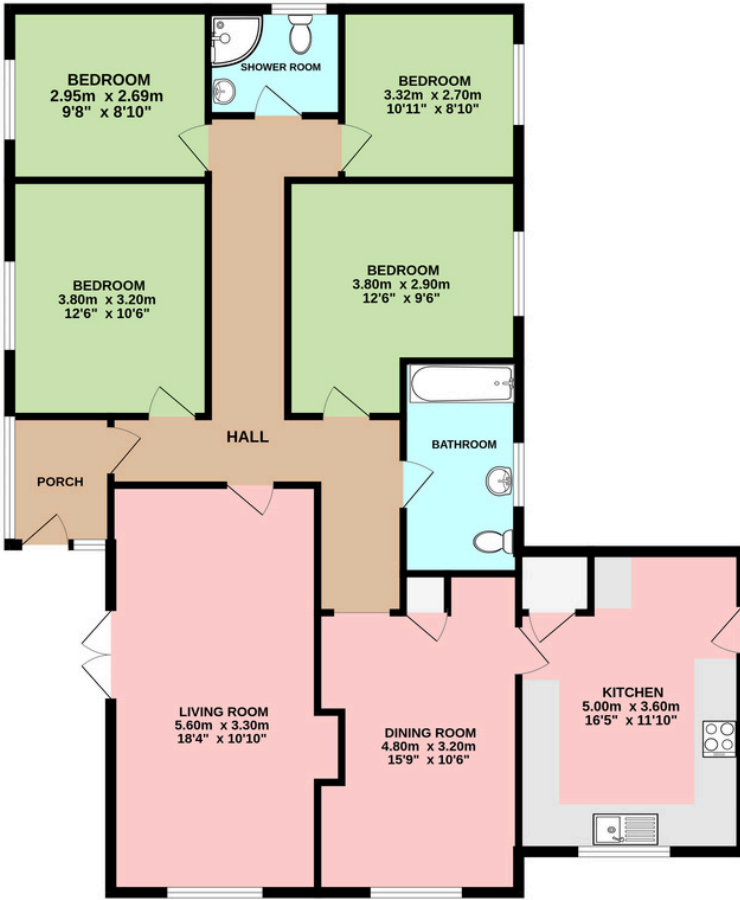
Fulbourn

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
115.0 sq.m. (1238 sq.ft.) approx.



TOTAL FLOOR AREA : 115.0 sq.m. (1238 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 | | 81 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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: E

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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