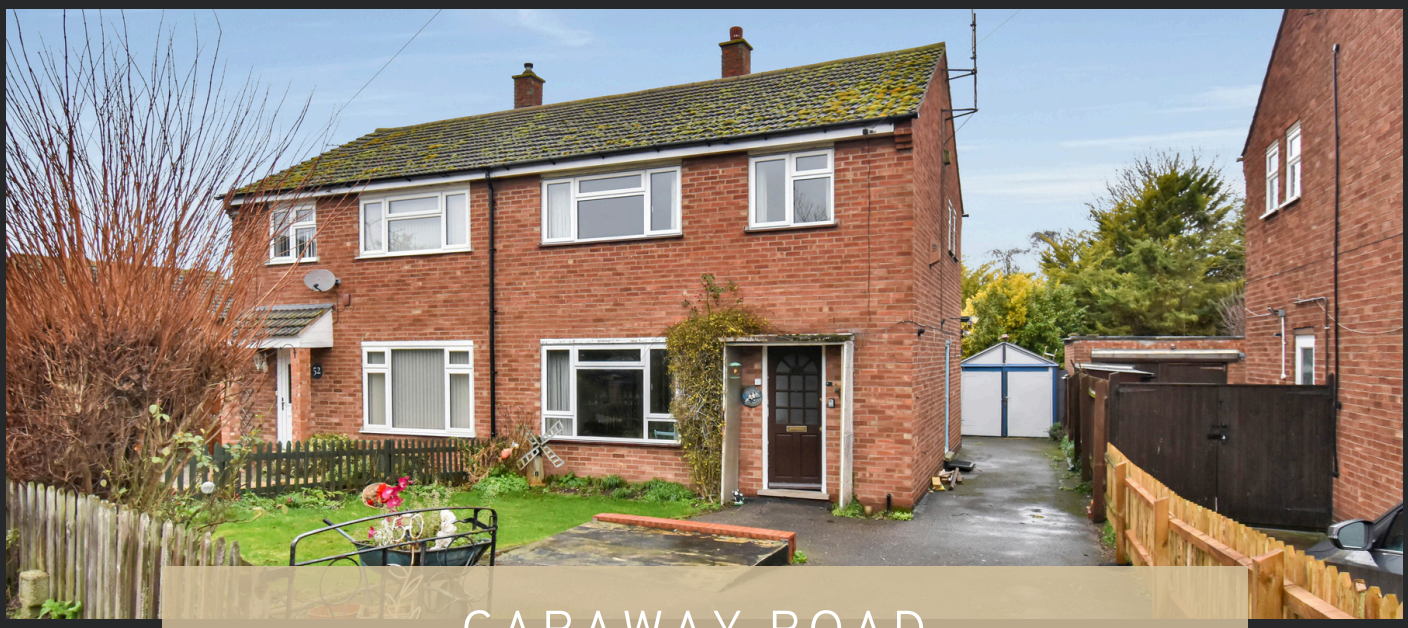


# CARAWAY ROAD, FULBOURN



## Guide Price: £350,000

We are pleased to offer this 3-bedroom semi-detached starter home in the popular village of Fulbourn. Offering 3 bedrooms, 2 reception rooms, newly fitted bathroom, off-street parking with garage, along with good size gardens.



## Features

- No Onward Chain
- FTB Opportunity
- Quiet cul-de-sac Position
- New Bathroom
- Garage
- Good Size Gardens


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Cambridge, CB21 5DH


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We are pleased to offer this 3-bedroom semi-detached starter home in the popular village of Fulbourn. Offering 3 bedrooms, 2 reception rooms, newly fitted bathroom, off-street parking with garage, along with good size gardens. This property is a great opportunity with scope to improve (STP)

Ground Floor

As you enter, hallway with stairs to the right, with door leading to lounge

Lounge: window to front aspect, feature fire surround, internal French doors leading to the dining room. From the dining room leads into the kitchen and also the conservatory. New Gas Fire installed in 2023.

Kitchen: Original footprint, with window to rear aspect and side door leading to the driveway and gardens. Range of wall and base units with sink over-looking the garden.

Conservatory: wooden framed structure with door leading to the garden.

First Floor

Bedroom 1: with window to front aspect, built in wardrobe.

Bedroom 2: with window to rear aspect.

Bedroom 3: with window to front aspect.

Bathroom: Recently refurbished modern bathroom with bathtub, electric shower over the bath, wash basin with vanity unit. Tiled floor to ceiling. Window to rear aspect with obscure glass.

WC: separate toilet with window to side aspect. (original layout from when built).

Outside

To the front of the property is parking for a couple of vehicles, with some mature shrubs and lawn area.

Access to the rear of the property on driveway with single garage, garden shed, lawn area with some hedging.

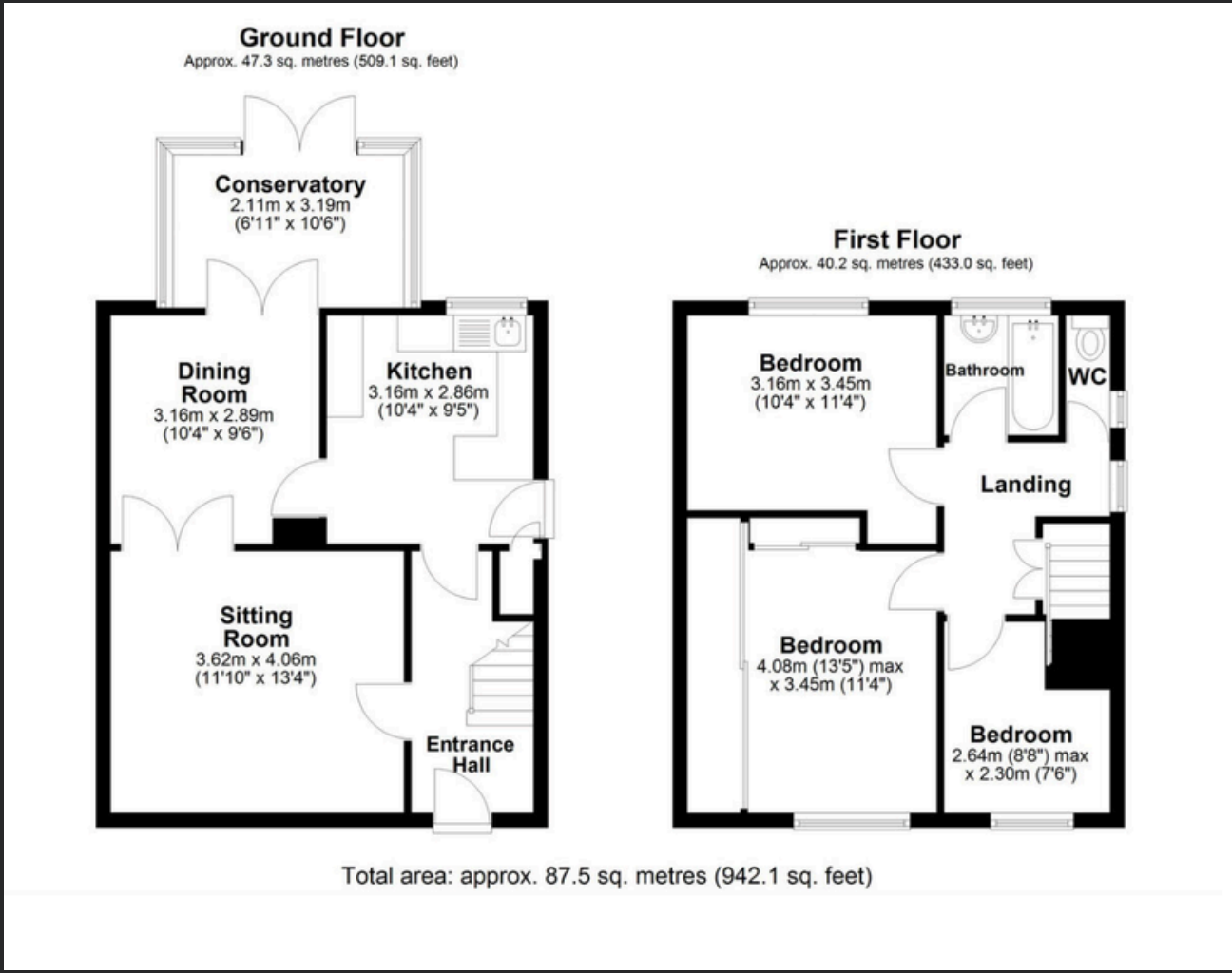
New Gas Boiler Fitted in 2024.

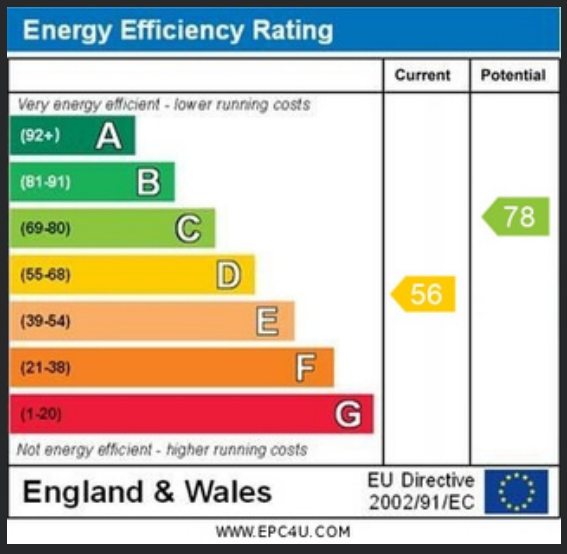
Fulbourn

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, 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
SIZE: 942.1 SQFT
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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