



CAMBRIDGE ROAD, FULBOURN

Guide Price: £350,000

This is a large 2/3-bedroom property in the popular village of Fulbourn. This property was formerly built as a 3 bedroom. However, in recent years the third bedroom has been converted into a wet room.



Features

- ✓ No Onward Chain
- ✓ Dining Room
- ✓ South Facing
- ✓ Off-Street Parking
- ✓ FTB Opportunity
- ✓ Conservatory
- ✓ Rear Garden

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NEW LISTING

We are pleased to offer this large 2/3-bedroom property in the popular village of Fulbourn. This property was formerly built as a 3 bedroom. However, in recent years the third bedroom has been converted into a wet room.

The property benefits from off street parking and enclosed walled front garden with a porch that takes you through to the front door.

Ground Floor

Entrance porch, with door into Hallway and door on the right that leads to:

Dining/Living room: Good size room which now opens up into the living room, which benefits from having a single-story extension making this a really spacious room. This then leads into a small lean-to conservatory. Window to front aspect from dining room end.

Kitchen: Galley style kitchen with large serving hatch into the lounge area, window to side aspect, with door leading to the ground floor utility area with side door leading to the driveway, further door leading to the cloakroom.

Cloakroom: WC, wash basin and window to side aspect.

First Floor

On the left of the hallway is a window to the side aspect, then door leading to:

Bedroom 1: Good size room with windows to front aspect with storage.

Bedroom 2: Further double room with window to rear aspect.

Bathroom/Wet room: WC, wash basin and shower with fully protected flooring. Window to front aspect.

Outside

To the front of the property there is off street parking with a walled garden enclosing some mature planting and lawned area. The driveway continues to the side of the property, which could be used for further parking. This then takes you through to the south facing rear garden. The rear garden is a mixture of planting, raised vegetable beds, with a garden shed.

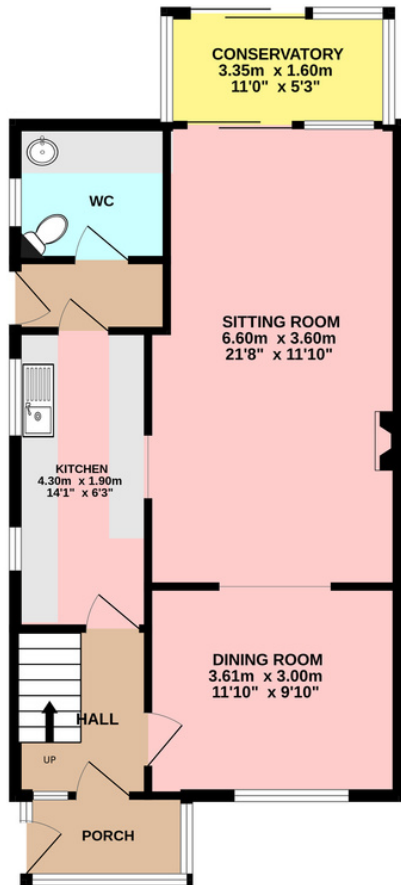
Fulbourn

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.

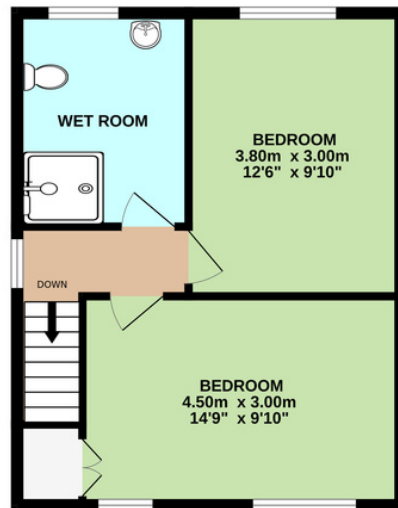
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
60.8 sq.m. (655 sq.ft.) approx.



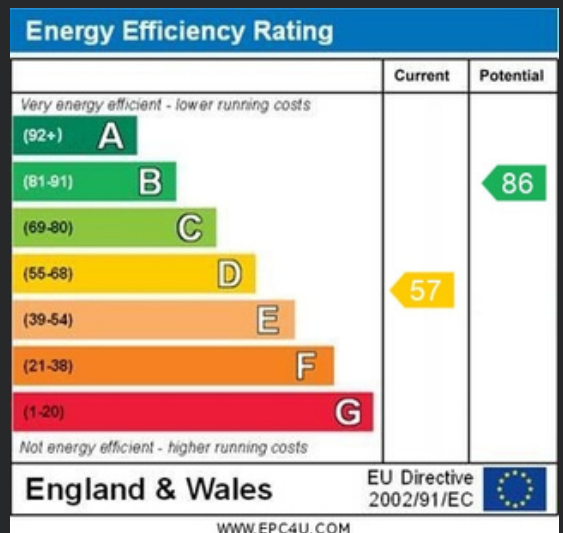
1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA: 99.8 sq.m. (1074 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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TENURE: FREEHOLD

EPC BAND: D

COUNCIL TAX BAND: D

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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