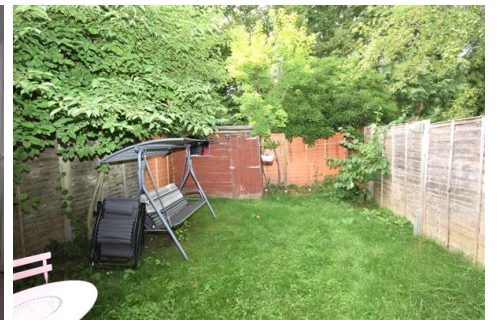




**ANTONY
DAVIS**
ESTATE AGENTS

01223 928220
hello@antonydavis.co.uk



THE HAVEN, FULBOURN, CAMBRIDGE

SOLD

GUIDE PRICE £335,000 Freehold

We are delighted to offer this 2 Bedroom end terraced property in the village of Fulbourn on the popular Haven Development. Ideal First Time Buyer Opportunity.

- Attention First Time Buyers
- Conservatory
- Gas central heating
- UPVC Double Glazing Throughout
- Off Street Parking for 2 Cars

The Haven is a popular development built in the mid to late 90's with a selection of 2, 3 and 4 bedroom homes nestled in a very pleasant wooded area.

COVERED PORCH with part panelled glazed front door, with an integral LED downlighter, leading into:

ENTRANCE HALLWAY with radiator, opening leading into:

Kitchen 8'8 x 7'9 (2.65m x 2.37m)

Good selection of both wall and base units, laminated work surface with tiled splash backs. Freestanding electric oven and hob, room for white goods. Boiler on the wall, Window to front aspect.

LIVING ROOM 15'0 x 12'9 (4.58m x 3.89m) feature fireplace with electric fire, wooden mantelpiece, Radiator, double glazed sliding doors leading into:

CONSERVATORY 11'3 x 8'10 (3.42m x 2.69m) tiled flooring, part brick with double glazed windows and double glazed sliding doors leading to patio, Power and lighting.

ON THE FIRST FLOOR

LANDING loft access and drop down ladder, door to airing cupboard housing Megaflo hot water tank. Window with obscure glass to the side aspect.

BEDROOM 1 11'0 9'2 (3.36m x 2.80m) a range of built-in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM 2 9'7 x 6'2 (2.92m x 1.89m) with radiator, double glazed window to front aspect.

FAMILY BATHROOM comprising combined shower and bath unit, wall mounted shower with hot and cold mixer tap, tiled surround, low level W.C. Wash basin, extractor fan, radiator, shaver point, double glazed window fitted with obscure to front aspect.

OUTSIDE To the front of the property the current owners have added additional paving that they use as a seating area. The property also has two allocated parking spaces.

To the rear - The garden is private with some mature trees, and mainly laid to lawn with a paved patio area providing a seating area. Garden shed, paved path leading to side access gate to the front.

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, Augusta Hope florists, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, antique shop, piano shop, funeral parlour, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit.

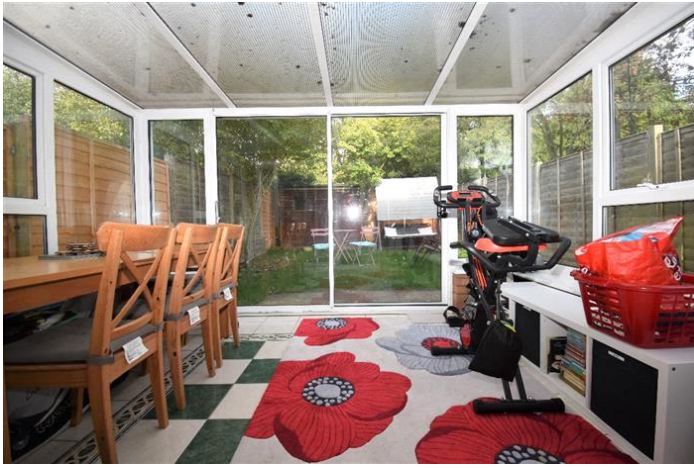
This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

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.

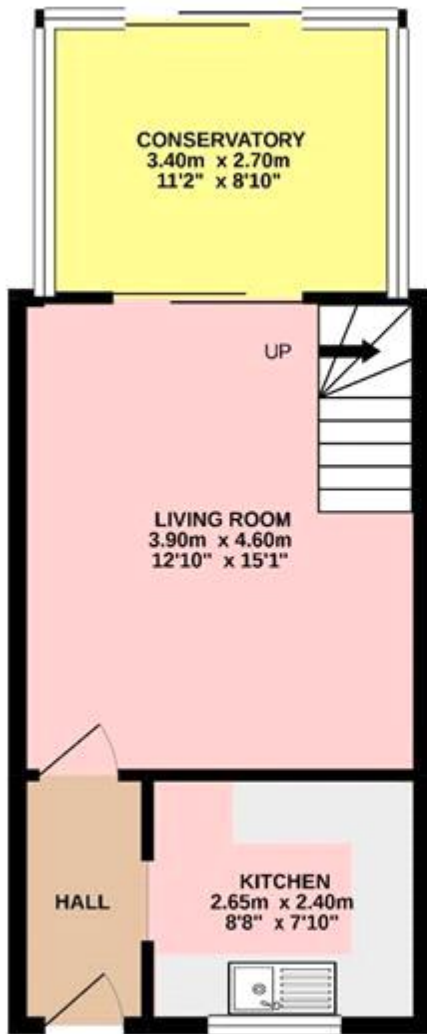
Antony Davis is acting solely for the seller as their estate agent and are not qualified valuation surveyors.

Tenure: Freehold

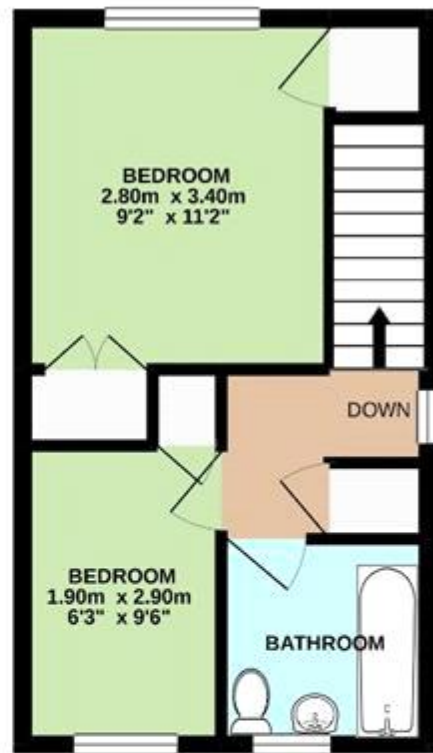


THE HAVEN, FULBOURN, CAMBRIDGE
GUIDE PRICE £335,000 Freehold

GROUND FLOOR



1ST FLOOR



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 errors, omissions 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.
Made with Myrplan © 2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.