



EXCLUSIVE LISTING

Cow Lane, Fulbourn



Guide Price: £650,000

This is a charming, 3 bedroom semi-detached cottage with delightful front and rear gardens. The property is in a convenient position, just a short walk from the Village's High Street with its local amenities.

Features

- ✓ Character Property
- ✓ Large Plot
- ✓ Mature Front and Rear Gardens
- ✓ Village Location
- ✓ 3 Bedrooms
- ✓ No Onward Chain



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EXCLUSIVE NEW LISTING

We are delighted to offer this charming 3-bedroom cottage in the heart of the village of Fulbourn. The property features a larger than normal plot and benefits from having 3 double bedrooms.

As you arrive at the property, you instantly get a feel for the charm of the Cottage. The property has its own driveway with parking for 2 vehicles.

Ground Floor

Dining Room: 11'10 x 11'4 (3.60m x 3.45m) Window to front aspect, with door leading to kitchen, Radiator.

Kitchen: 16'5 x 9'2 (5.00m x 2.80m) Recently fitted kitchen with a range of base and wall units, breakfast bar area, 5 ring Gas hob, Electric oven, Window over-looking the rear garden, Stainless steel sink with mixer tap, tiled splashback. Plumbing for Dishwasher and Washing Machine Led Lighting plinth, vertical radiator. Door leading to Utility room.

Utility room: WC and utility room, glazed doors leading to either side of the garden area.

Lounge: 22'8 x 10'10 (6.90m x 3.30m) Window to front aspect, fireplace, Radiator, arched alcove, Double Glazed door leading to the rear aspect.

First Floor

Open landing space, that has room for a small desk and could be used as home office, with window to rear aspect. Loft Hatch, doors leading to:

Bedroom 1: 13'1 x 12'10 (4.00m x 3.90m) Large main bedroom with window to front aspect, radiator, a range of built-in wardrobes, airing cupboard.

Bedroom 2: 12'0 x 10'10 (3.65m x 3.30m) Further double bedroom with window to side aspect, radiator, built-in cupboard.

Bedroom 3: 12'6 x 8'2 (3.80m x 2.50m) Further double bedroom with window to side aspect, radiator, storage space.

Bathroom: Large family bathroom with full size shower tray, WC and wash basin, towel rail and window to rear aspect.

This property has benefited from some improvements over recent years; however, there is ample opportunity for a buyer to put their own mark on the property. The neighbouring property has been extended and subject to planning, would give you a good idea of what could be achieved.

Outside

To the front of the property, the garden is surrounded by a seasonal hedge, with some mature planting. The garage (wooden structure) needs refurbishment or renewal. Driveway, with parking for a couple of cars.

The rear of the property is accessed through the left side with a gate that leads to you terraced area, feature pond, large lawn, mature planting with a selection of trees surrounding. Original brick built shed in the far corner. On the back of the house is a greenhouse/glass structure.

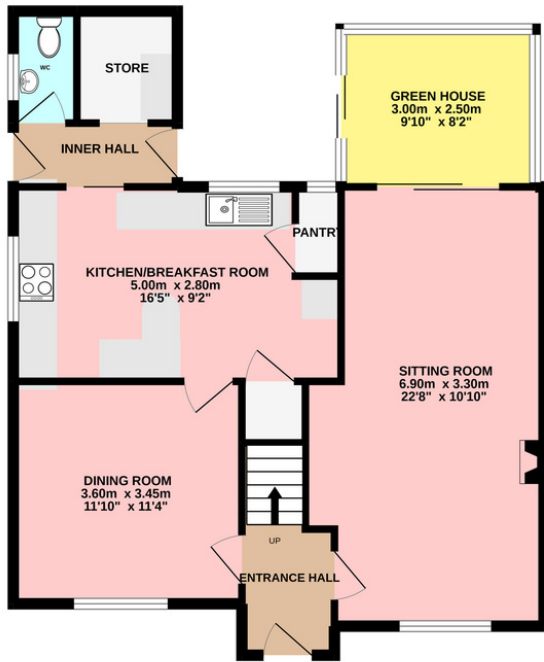
Fulbourn

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, 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.

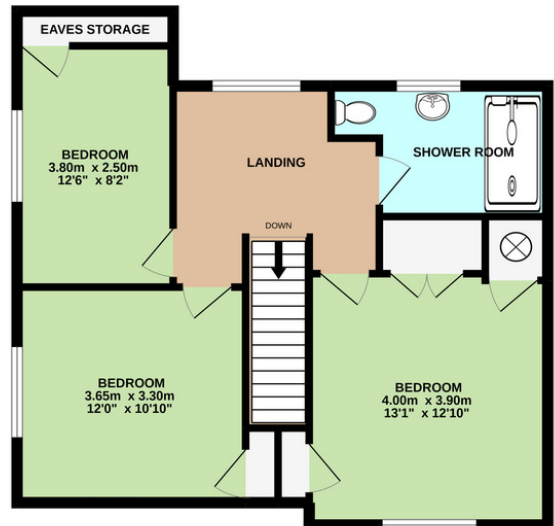
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

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
64.2 sq.m. (691 sq.ft.) approx.



1ST FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 123.2 sq.m. (1326 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(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.

TENURE: FREEHOLD
COUNCIL TAX BAND: D
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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