



NEW LISTING

GREATER FOXES, FULBOURN



Guide Price: £499,500

We are pleased to offer this well-presented 3 bedroom semi-detached house in the popular village of Fulbourn.

Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ South Facing Rear Garden
- ✓ Village Location
- ✓ Garage
- ✓ Well-Presented Throughout



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NEW LISTING

This is a well-presented 3 bedroom property within walking distance to all local amenities in the village of Fulbourn.

As you arrive at the property, parking in the front of the integral garage. Front door leads to the cloakroom on your left, with the stairs in front of you. Nice entrance with hallway leading to the lounge at the rear of the property, over-looking the south facing garden. To your left there is a separate dining room which leads to Galley kitchen. Entrance to the integral garage on your right of the hallway.

Lounge

11'6 x 13'7 (3.51m x 4.13m)

Large patio doors to the patio area. Window to rear aspect.

Dining Room

7'7 x 11'7 (2.32m x 3.53m) Window to rear aspect

Kitchen

6'7 x 11'7 (2.00m x 3.53m) Window to front and rear aspect, storage cupboard and secure internal shed space. Electric oven and Hob, Stainless steel sink and drainer. Selection of base and wall units.

First Floor

3 double bedrooms, with a large new improved family bathroom.

Bedroom 1

11'6 x 13'7 (3.5m x 4.15m) Window to rear aspect

Bedroom 2

12'0 x 11'9 (3.65m x 3.58m) Window to front aspect Internal wardrobe in the corner.

Bedroom 3

9'1 x 11'9 (2.76m x 3.58m) Window to front and rear aspect.

Bathroom: Large Modern Family Bathroom with a large walk-in shower, bath tub, toilet, wash basin with vanity mirror and shaving point. Towel rail. Tiled throughout.

Landing

Large window to rear aspect

Outside

To the front of the property, there is driveway leading to garage, with a lawned area with some shrubs at the front.

The rear garden is South facing which is mainly laid to lawn, with mature trees/hedging. There is also a patio area.

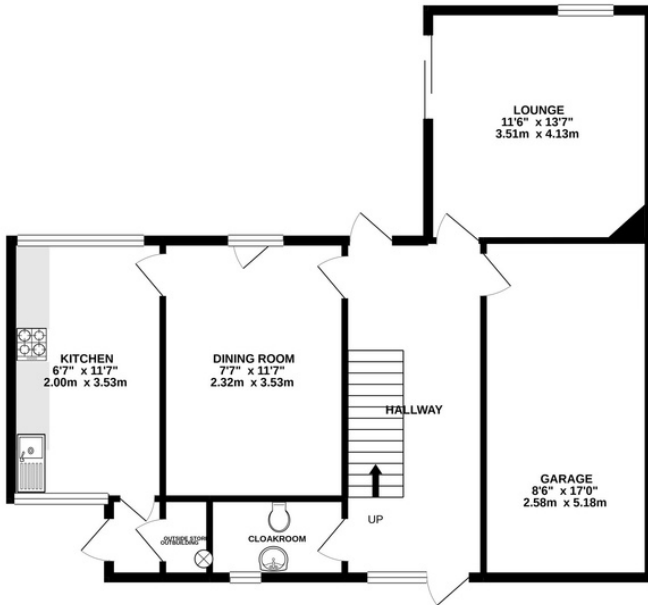
Fulbourn

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, 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. There is also a Village Library 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.

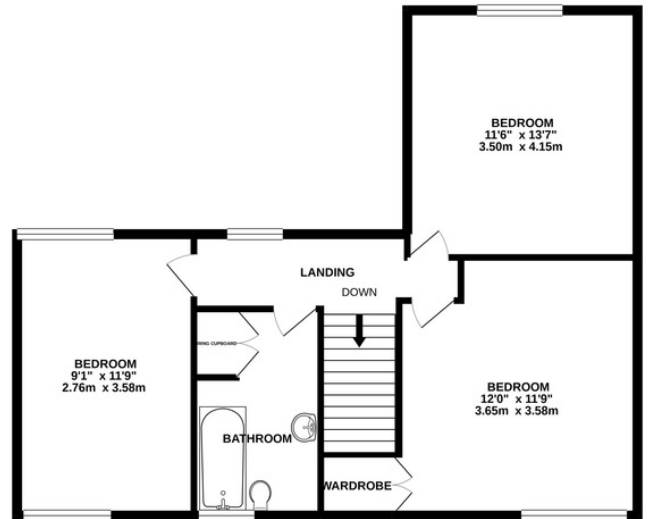
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

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
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) 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		80
(55-68) D		
(39-54) E	54	
(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
EPC BAND: E
COUNCIL TAX BAND: D
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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