



**ANTONY
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ESTATE AGENTS

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SHELFORD ROAD, FULBOURN

GUIDE PRICE £385,000 Freehold

SSTC

We are pleased to offer this well presented 2 bedroom semi-detached family home in the popular village of Fulbourn. This property also benefits from planning permission for a 2 storey side and a single storey rear extension.

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Entrance Porch

As you enter the property through the light and welcoming porch area, there is space for coat and shoe storage with window to front aspect.

Ground Floor

Dining Room: Good size dining room with window to front aspect.

Lounge: Living room with feature fireplace and window to rear aspect.

Kitchen: Recently fitted contemporary style kitchen with a range of integral appliances including, microwave, grill and oven, induction hob with extractor fan. Window to side aspect above the kitchen sink and a door leading to:

Utility Room/WC: Plumbing for washing machine and dishwasher. WC and wash basin. Obscured window to side aspect.

First Floor

Bathroom: Bathtub with shower over, WC and wash Basin, obscured window to rear aspect.

Bedroom 1: Double Bedroom with two windows to front aspect.

Bedroom 2: Double bedroom with window to rear aspect.

Outside:

To The Front Of The Property is a mixture of parking, grass and some mature shrubs and planting. Driveway leading to gate, which then takes you to the garage and rear garden.

To The Rear is mainly laid to lawn with a selection of mature plants.

Garage

Single garage which is used for storage.

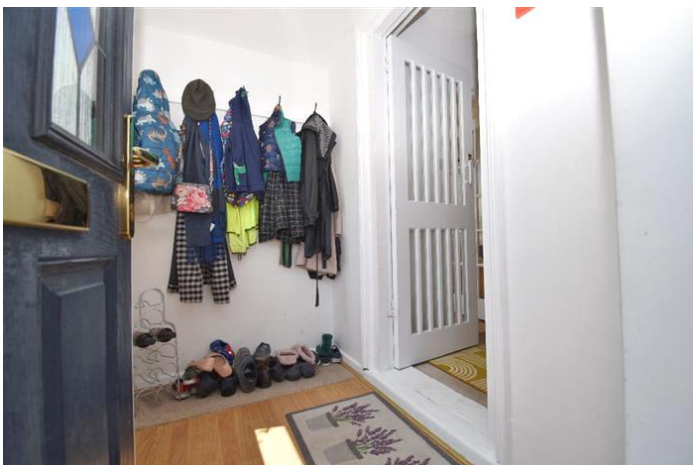
Fulbourn

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.

Tenure: Freehold



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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.