

TOWN CLOSE, FULBOURN



£1400 PCM

This is an immaculate 2 bedroom terraced cottage in the village of Fulbourn. With new fitted Kitchen and Modern Shower room.



Features

- ✓ Courtyard Garden
- ✓ Off-Street Parking
- ✓ Conservatory
- ✓ Available Now
- ✓ Close to ARM and Addenbrookes Hospital
- ✓ Immaculate Throughout

**ANTONY DAVIS
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We are delighted to offer this immaculate 2 bedroom cottage in the village of Fulbourn.

This property has recently been refurbished by the current owners with a New Kitchen and Shower room.

The property further comprises, lounge, conservatory, WC, 2 double bedrooms and a courtyard style garden along with off street parking.

As you enter the property through to the:

Open Plan Kitchen/Dining Area: with range of modern wall and base units, integral oven and hob. Space for dining table and chairs.

Good sized lounge with feature stone flooring which leads to the conservatory.

Downstairs toilet with wash basin.

First Floor with two Double Bedrooms.

Bathroom: Large shower cubicle, WC and wash basin with vanity unit.

The property would be suitable for a professional couple or individual. Sorry, no pets.

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, 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.

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.

Please note that the tenancy deposit, bills and other fees are excluded from this rental amount.

Tenancy Fees and Charges

(As well as paying the Monthly Rent and Utilities as stated in Tenancy Agreement).

In Advance of the Tenancy:

Holding Deposit: Maximum of 1 Weeks Rent

First Months Rent

Tenancy Deposit: Maximum of 5 Weeks Rent

Late Rent Payment: Interest charged at 3% over the Bank of England Base rate.

Other Fees and Charges could Include:

Change of Names on Agreement £50

Replacement keys charged at £25, or cost if higher.

Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax

Television Licence

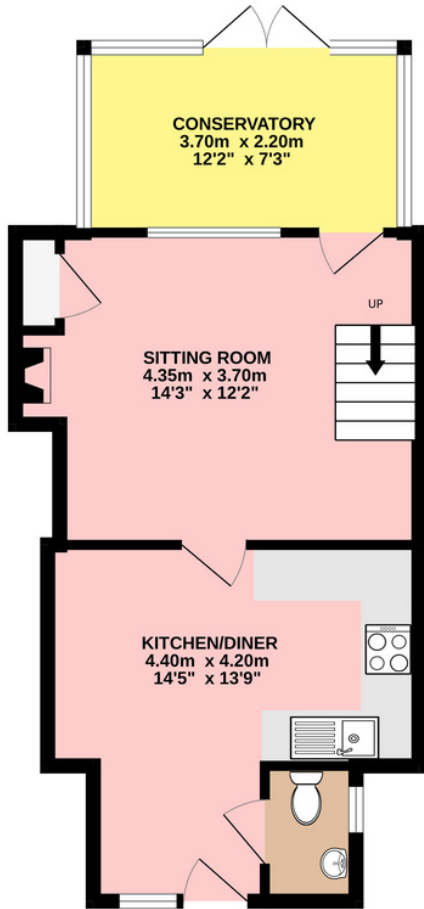
Installation of cable/satellite and communication services

Insurance (for your personal and own contents)

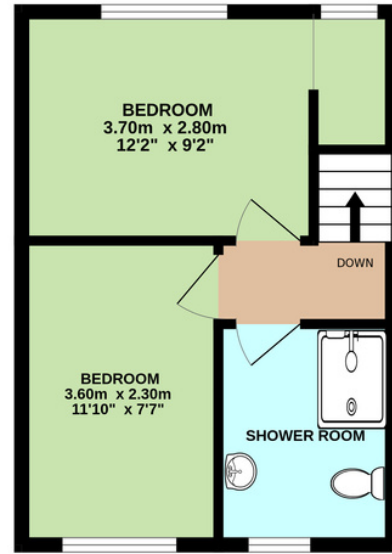
Garden maintenance

Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS

GROUND FLOOR
41.6 sq.m. (448 sq.ft.) approx.



1ST FLOOR
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA : 69.3 sq.m. (746 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+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

EPC BAND: C
COUNCIL TAX BAND: C
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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