



GREATER FOXES, FULBOURN



Guide Price: £475,000

This is a fabulous 3/4 bedroom, semi-detached house in a central village location in Fulbourn. The property has been in the same family since it was built in the late 60s, making this a rare opportunity.

Features

- ✓ Dining Room
- ✓ Garage
- ✓ South Facing Rear Garden
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ No Onward Chain



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Antony Davis are pleased to offer this fabulous 3/4 bedroom semi-detached house in a central village location in Fulbourn. The property has been in the same family since it was built in the late 60s, making this a rare opportunity.

The property has been extended on the ground floor giving more flexible kitchen and dining room space, with the second reception room which is currently used as the fourth bedroom.

Ground Floor

As you enter into the property, you instantly get the sense of space, with doors leading to the Lounge, kitchen/dining room and second reception room.

Lounge: Large patio doors to the side aspect, window to the rear aspect. Feature Gas fireplace in the corner of the room Radiator.

Kitchen: 17'1 x 7'3 (5.20m x 2.20m): Range of wall and base units, stainless steel sink with drainer. Window to rear aspect. Opening to:

Dining Room: 17'1 x 7'10 (5.20m x 2.40m) Generous sized dining room with window to rear aspect.

Utility Area: located next to the front porch with plumbing for a washing machine and space for freezer.

Reception Room/Bedroom: 12'2 x 8'10 (3.70m x 2.70m) Currently used as a bedroom, although equally would make a great home office, window to front aspect, radiator.

First Floor

Landing area with window to rear aspect.

In addition to the upstairs family bathroom and downstairs toilet the second and third bedrooms are fitted with wash basins.

Bedroom One: 14'1 x 12'2 (4.30m x 3.70m) Good size principal bedroom with window to rear aspect, radiator.

Bedroom Two: 12'6 x 11'8 (3.80m x 3.55m) Further double bedroom with window to front aspect, radiator, built in storage above the stairs.

Bedroom Three: 11'6 x 9'6 (3.50m x 2.90m) Double bedroom with dual aspect windows to front and rear. Radiator.

Outside

Beautifully kept gardens, driveway for parking, attached large single garage with door leading to the rear garden.

South facing mature rear garden with lots of shrubs and seasonal flowers.

Garage: with extension to the rear providing additional space for workshop and storage.

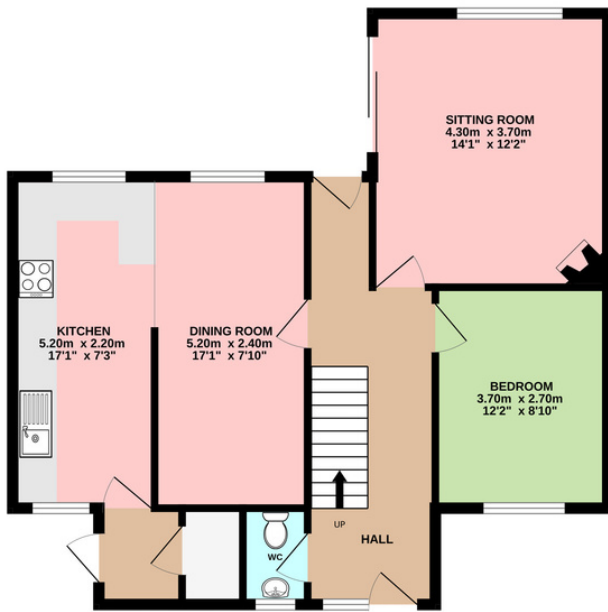
Fulbourn

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 with gift Shop, Eco Bee children and eco-product shop, cafe, Stir 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.

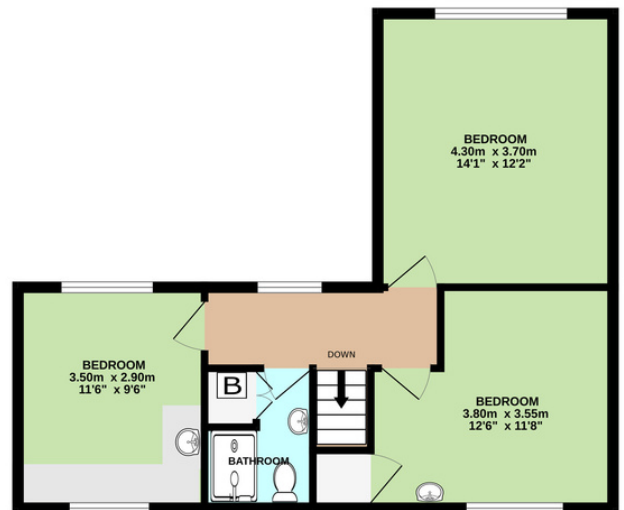
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long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

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
65.0 sq.m. (700 sq.ft.) approx.

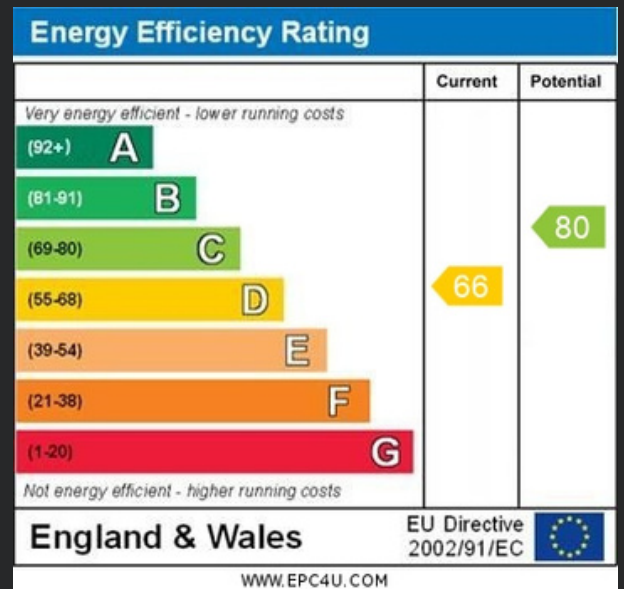


1ST FLOOR
49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA: 114.0 sq.m. (1227 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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TENURE: FREEHOLD
SIZE: 1227 SQFT
EPC BAND: D
COUNCIL TAX BAND: D
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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