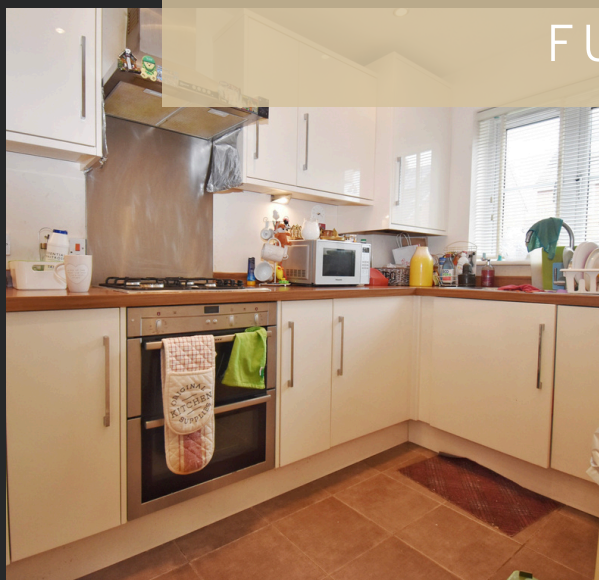




## FARMERS ROW, FULBOURN



**£1450 PCM**

This is a modern, 2 bedroom semi-detached property in the village of Fulbourn. The property benefits from ensuite shower, one allocated parking bay, further street parking and an enclosed rear garden. Available Mid September.



## Features

- ✓ Part/Unfurnished
- ✓ Ensuite Shower
- ✓ Allocated Parking Bay
- ✓ Enclosed Garden
- ✓ Well-Presented
- ✓ Village Location

**ANTONY DAVIS**

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14 High Street, Fulbourn,  
Cambridge, CB21 5DH

















Please note this property is Available Part/Unfurnished. Available Mid September 2024.

The property comprises; two bedrooms, family bathroom, ensuite shower room, modern kitchen with integral appliances and open plan living/dining room. Outside there is one allocated parking bay and further street parking to the front of the property and the rear garden is enclosed and mainly laid to lawn.

The property is well positioned with easy access by bicycle, car and public transport into central Cambridge.

Please note, sorry no pets or smokers.

There is satellite and telephone already connected with Sky.

## 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.

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



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

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 tenant.





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