

COW LANE, FULBOURN



Guide Price: £675,000

This is a great opportunity to buy a detached 3/4 bedroom property on the very desirable road of Cow Lane in Fulbourn. This property has lots of potential to improve and extend (STP) and offers a private secluded spot in a fantastic location.



Features

- ✓ Exclusive Position
- ✓ Off-Street Parking
- ✓ Garage
- ✓ Village Location
- ✓ Mature Wrap
- ✓ No Onward Chain

Around Garden

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NEW LISTING

This is a great opportunity to buy a detached 3/4 bedroom property on the very desirable road of Cow Lane in Fulbourn.

This property has lots of potential to improve and extend (STP) and offers a private secluded spot in a fantastic location.

The property is enclosed by a good size wrap Around garden, with lots of mature planting, along with a single garage with car pit.

Ground Floor

Covered porch area, which take you into a spacious entrance hall with door on the right leading to:

Front Sitting Room: 15'9 x 10'10 (4.80m x 3.30m) Spacious living area with large windows to front and side aspect over looking the beautiful gardens. The living area is split into two sections with a feature fireplace.

Rear Sitting Room: 9'0 x 8'2 (2.75m x 2.50m) with window to rear aspect.

Kitchen/Breakfast Room: 21'4 x 12'6 (6.50m x 3.80m) Spacious kitchen/dining room with excellent range of wall and base units, granite worktops, stainless steel sink overlooking the front aspect. Dining area with door leading to rear aspect.

Bedroom 4/Additional Reception Room: Ground floor bedroom with window to rear aspect.

Bathroom: Full wet room with WC, wash basin and window with obscure glass to the rear aspect.

First Floor

Gallery style landing with window to front aspect.

Bedroom 1: 12'2 x 7'10 (3.70m x 2.40m) Double Bedroom with window to front aspect

Bedroom 2: 12'1 x 9'2 (3.90m x 2.80m) Double Bedroom with window to rear aspect

Bedroom 3: 9'6 x 6'7 (2.90m x 2.00m) with window to rear aspect.

Outside

Enclosed by a mature hedge, with a gate taking you to parking for a couple of vehicles. The property has a picturesque and private wrap around garden which has a selection of mature planting, beautifully kept lawn, with access both sides. Large garden shed.

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.

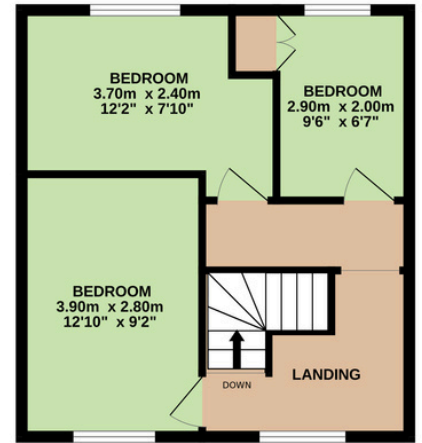
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
81.8 sq.m. (880 sq.ft.) approx.

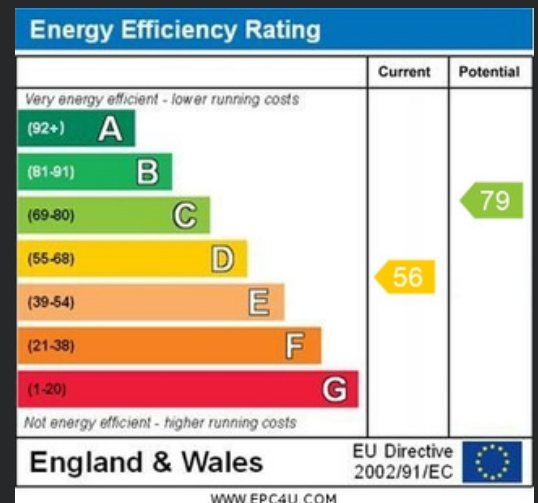


1ST FLOOR
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 120.2 sq.m. (1294 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
EPC BAND: D
COUNCIL TAX BAND: E
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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