



## FULBOURN ROAD, TEVERSHAM



### Guide Price: £525,000

We are pleased to offer this 3-bedroom detached property, sitting on a larger than normal plot. Whilst this property needs some modernisation, it has potential to extend (STP) and will make a fabulous family home.



### Features

- ✓ No Onward Chain
- ✓ Village Location
- ✓ Garage
- ✓ Solar Panels
- ✓ Large Mature Rear Garden
- ✓ Potential to Extend (STP)

### ANTONY DAVIS

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH































## NEW LISTING

We are pleased to offer this 3-bedroom detached property, sitting on a larger than normal plot.

Whilst this property needs some modernisation, it has potential to extend (STP) and will make a fabulous family home.

Off road parking for a couple of vehicles, with decorative front garden.

### GROUND FLOOR

As you enter the property, on the right is door to:

Lounge: 15'5 x 13'9 (4.70m x 4.20m) Good size lounge with bay window to front aspect, extends round to:

Dining Room: 10'6 x 9'2 (3.20m x 2.80m) Window to rear aspect with door leading to:

Kitchen: 11'6 x 9'2 (3.50m x 2.80m) Range of wall and base units, window to rear aspect. Door leading to the side which takes you to the garage and rear garden.

To the left as you enter, stairs leading to the first floor.



## FIRST FLOOR

Window to the side of the landing area, door leading to:

Shower Room: Large shower cubicle, with WC and wash basin, window to rear aspect.

Bedroom 1: 11'10 x 11'2 (3.60m x 3.40m) Good size principal bedroom with built-in wardrobes, window to front aspect.

Bedroom 2: 11'2 x 9'2 (3.40m x 2.80m) Further double bedroom with window to rear aspect.

Bedroom 3: 10'6 x 8'6 (3.20m x 2.60m) Single bedroom with window to front aspect.

This property has the added benefit of solar panels and a generous sized rear garden.

Services from the waste goes to a septic tank, rather than main drains. (could be changed) subject to approval from Water authorities.

There is a range of heat on demand electric heaters.

## Outside

Good size plot with access both sides, large rear garden with a selection of mature trees and shrubs, with rest laid to lawn.

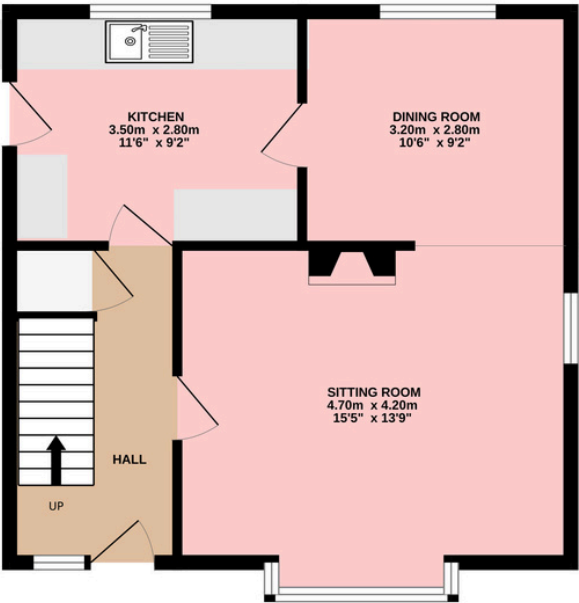
## Teversham

Teversham is a small village located just 3 miles from Cambridge City Centre. The village has a Parish Church, a Victorian chapel, a family friendly social club located on Cherry Hinton Road and a popular Indian restaurant in the former village pub. Teversham CofE Primary School maintains a 'Good' Ofsted rating and those that attend often are in catchment area to Bottisham Village College which most recently achieved an Outstanding Ofsted rating in 2012.

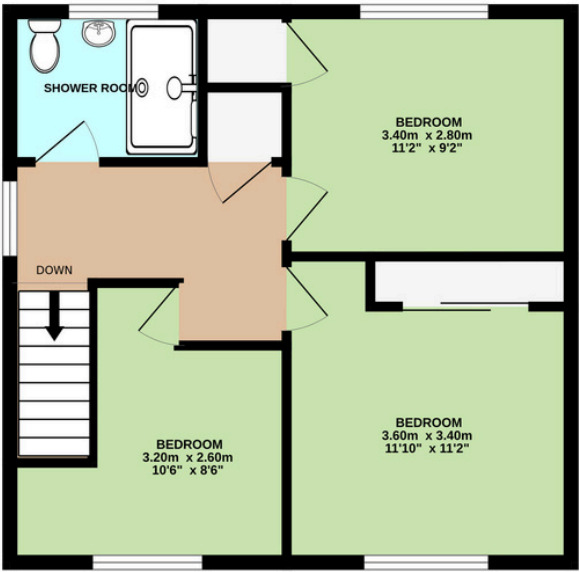
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR  
45.0 sq.m. (484 sq.ft.) approx.

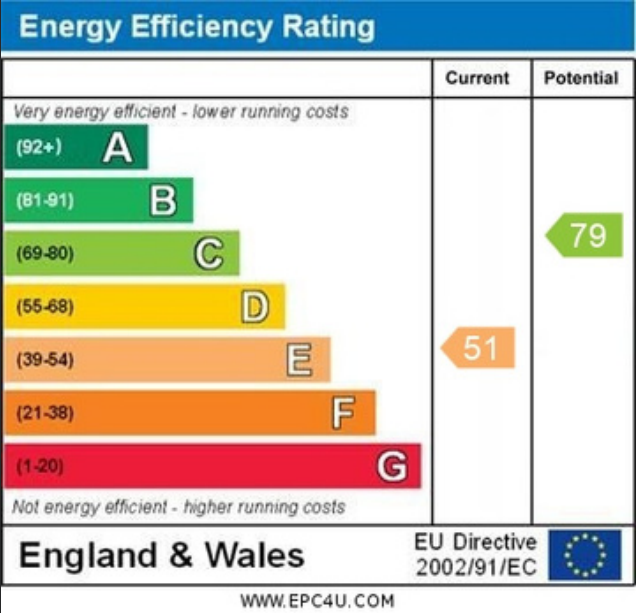


1ST FLOOR  
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 89.2 sq.m. (960 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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TOTAL SIZE: 960 SQFT  
TENURE: FREEHOLD  
EPC BAND: E  
COUNCIL TAX BAND: D  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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ANTONY  
DAVIS

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