



GRANDRIDGE CLOSE, FULBOURN



Guide Price: £395,000

Grandridge Close is a great 2 bedroom semi-detached home which is ideal for first time buyers. This is a great location in the village of Fulbourn, with views over-looking the green.

Features

- ✓ No Onward Chain
- ✓ Ensuite Shower
- ✓ Current Service Charge £192 PA
- ✓ Village Location
- ✓ Freehold Property
- ✓ Allocated Parking



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Grandridge Close is a great 2 bedroom semi-detached home which is ideal for first time buyers. This is a great location in the village of Fulbourn, with views over-looking the green, offering 2 double bedrooms, 2 bathrooms, downstairs cloakroom, good size Kitchen/Dining area along with a South Facing Garden and allocated parking.

As you enter, on the left leads you to the:

Ground Floor

Lounge: Feature Bay window, entrance through to the downstairs cloakroom, storage cupboard and Kitchen.

Cloakroom: WC, Wash Basin, towel rail, splash back tiles, window to side aspect.

Kitchen/Diner: Good range of wall and base units, sink unit over-looking the rear garden, gas hob, integral appliances, room for table with French doors leading to the rear garden.

First Floor

Bedroom 1: Double Bedroom with window to front aspect, door leading to en-suite shower room with WC, wash basin, window with obscure glass to the front aspect.

Bedroom 2: Good size second bedroom with built in wardrobes, 2 windows to the rear aspect

Bathroom: comprising bathtub with shower over, WC, wash basin, tiles flooring and walls.
Storage cupboard

Outside

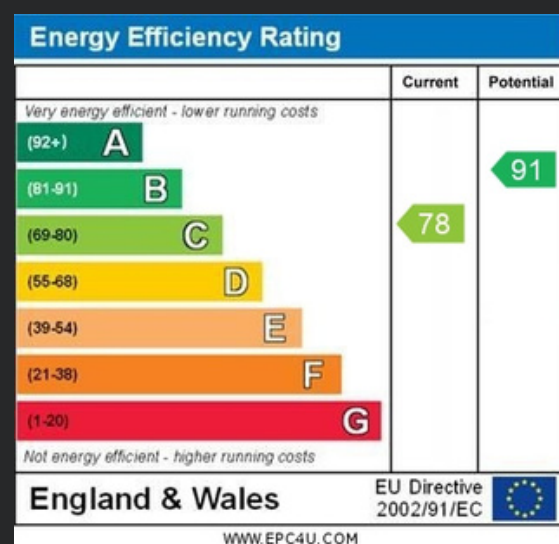
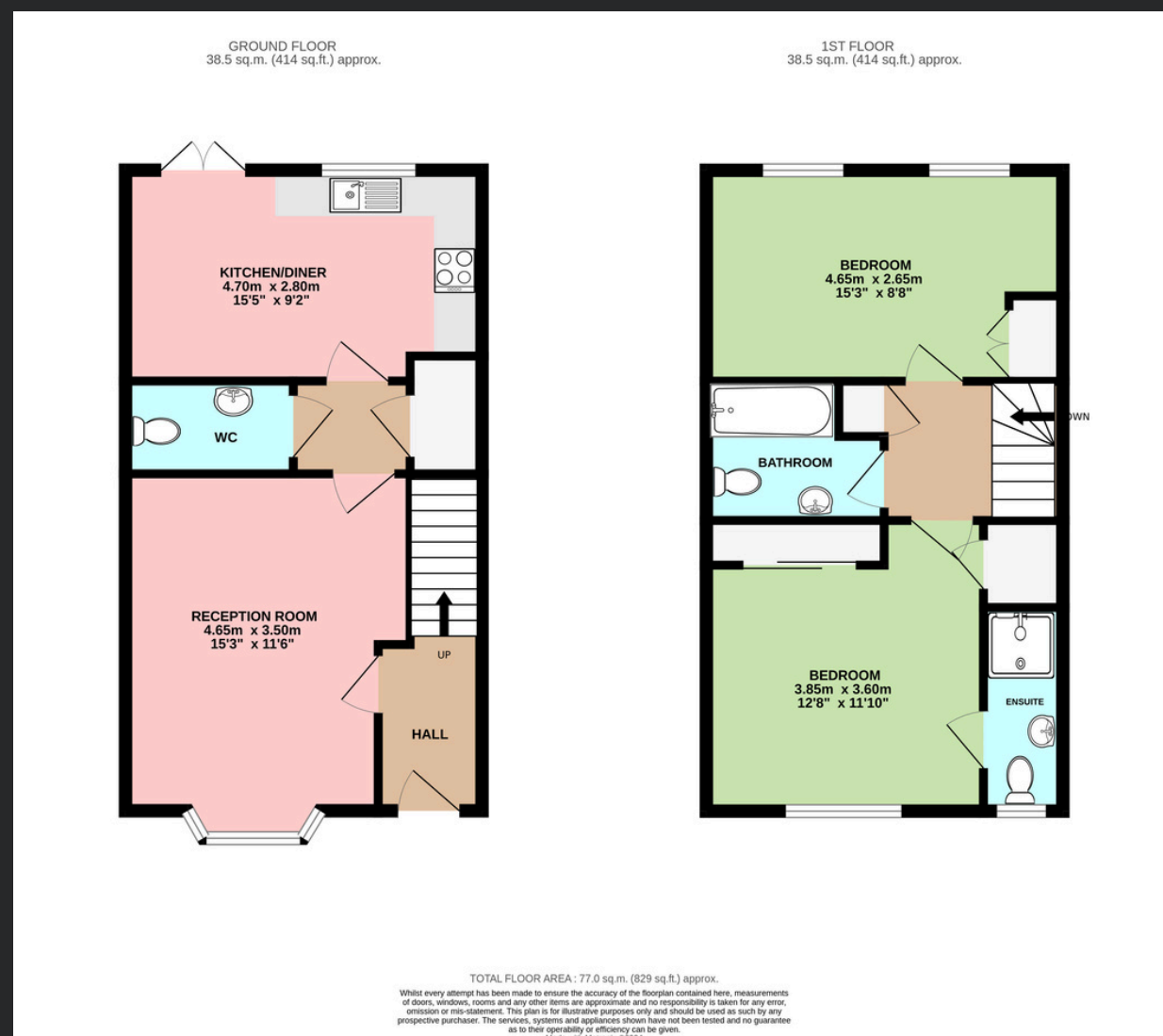
To the front of the property, there is a small selection of shrubs. The rear garden can be accessed through a back gate. Rear garden is mostly laid to lawn with foot path that takes you through to the parking bay.

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.



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

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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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