

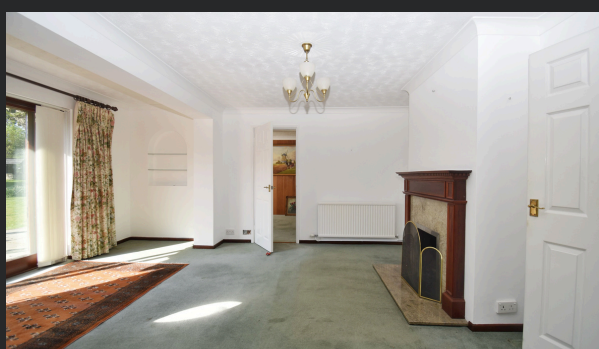


COW LANE, FULBOURN



£2500 PCM

We are pleased to offer this delightful 4 bedroom family home in a great location in the village of Fulbourn. The property benefits from two receptions, superb mature rear garden, ample off-street parking and a garage.



Features

- ✓ Available Now
- ✓ Great Location
- ✓ Fabulous Mature Rear Garden
- ✓ Close to Amenities
- ✓ Off-Street Parking
- ✓ Garage

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14 High Street, Fulbourn,
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We are pleased to offer this extended 4-bedroom property with beautiful large garden in the heart of the village. The property benefits from off-street parking, 2 large reception rooms, garage, large south facing garden that will be maintained by the landlord.

Ground Floor

As you enter through the porch, on the right is the Cloakroom with WC, wash basin.

As you continue, in front leads to the large living room with patio doors over-looking the beautiful garden. Further internal door takes you through to a large dining room or could be used as a home office.

On the right of the hallway takes you through to the kitchen, with a good range of wall and base units. This extends through to a utility room with side door leading to the driveway.

First Floor

Comprising three double bedrooms, further bedroom and a family bathroom with electric shower over bathtub, WC and wash basin.

Outside

The property sits back from the road, with a large driveway and front garden, leading to the garage. A side gate takes you through to the back garden which has an abundance of mature planting, large lawned area, terraced areas, and a feature well.

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: E

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL



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