



HUNTSMILL, FULBOURN



Guide Price: £395,000

We are pleased to offer this great 3-bedroom starter home in the increasingly popular village of Fulbourn. The property benefits from having off-street parking and a garage.



Features

- ✓ No Onward Chain
- ✓ Village Location
- ✓ Garage
- ✓ EPC Band C
- ✓ Recently Updated Bathroom
- ✓ Off-Street Parking

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NEW LISTING

Three Bedroom End-Terrace Property

We are pleased to offer this great 3-bedroom starter home in the increasingly popular village of Fulbourn.

The property benefits from having off-street parking and a garage.

Ground Floor

As you enter, on the right is the cloakroom.

Cloakroom: with window to front aspect, WC and wash basin.

Lounge: Good size lounge with window to front aspect, radiator with French doors going into:

Dining Room: with patio doors leading to the garden, radiator, with opening into the kitchen.

Kitchen: Range of wall and base units, sink and drainer over-looking the rear garden. Space for free-standing fridge/freezer and plumbing for washing machine.

First Floor

Landing area with airing cupboard, window to side aspect.

Bathroom: Immaculately presented bathroom suite, complete with tiling, towel rail, window to front aspect.

Bedroom 1: Double Bedroom with window to front aspect, radiator.

Bedroom 2: Further double bedroom with window to rear aspect, radiator.

Bedroom 3: window to rear aspect, radiator.

Outside

To the front of the property is laid to lawn with pathway that leads to the front door, along with footpath that takes you to the rear garden through the side gate.

The rear garden is laid to lawn with some good storage space at the side of the property.

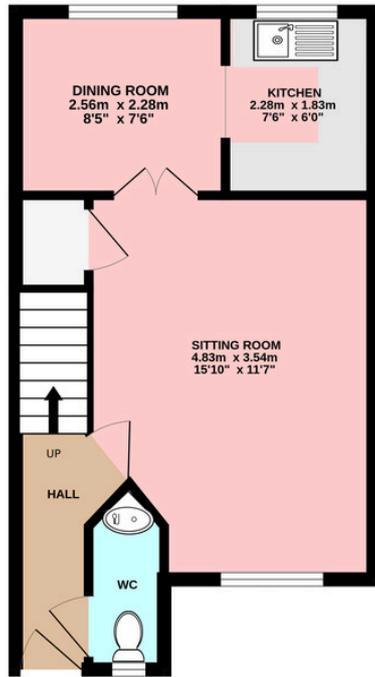
Fulbourn

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.

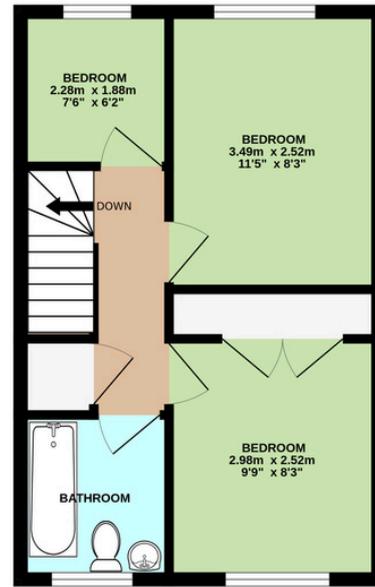
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
33.8 sq.m. (363 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 65.4 sq.m. (704 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

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