



HUNTSMILL, FULBOURN



Guide Price: £425,000

This is an immaculately presented 3 bedroom semi-detached home which is ideal for first time buyers. The property is located in a quiet cul-de-sac location in the village of Fulbourn.



Features

- ✓ No Onward Chain
- ✓ Village Location
- ✓ Ensuite Shower
- ✓ Garage
- ✓ New Heating System
- ✓ Off-Street Parking

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We are pleased to offer this 3-bedroom semi-detached property in a quiet cul-de-sac position in the increasingly popular village of Fulbourn.

This property benefits from a new kitchen, along with a garage and off-street parking.

As you enter the property, on the left of the entrance hallway is a door leading to;

Ground Floor

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

As you continue through into a fabulous lounge area:

Lounge: Open plan living with window to front aspect, French doors taking you through to the separate dining room, separate door leading to the kitchen, understairs cupboard, Karndean flooring.

Dining Room: Separate dining room with door to the right leading to the kitchen. French Doors leading to the rear garden.

Kitchen: Recently updated kitchen with a good range of wall and base units. Integral gas Hob with oven.

First Floor

Bedroom 1: Principal bedroom with built in wardrobes, window to front aspect door leading to en-suite shower room.

En-suite: Wash Basin, WC and shower cubicle.

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

Bedroom 3: window to front aspect, great for home office.

Airing cupboard with pressurised cylinder.

The property benefits from having UPVC double glazed windows throughout, along with New Heating System with Google Nest. LED energy efficient lighting throughout.

With city fibre connection.

Garage: Single garage with plumbed in area for washer/dryer.

Outside

Spacious garden with new terraced area with the rest laid to lawn and recently replaced fencing.

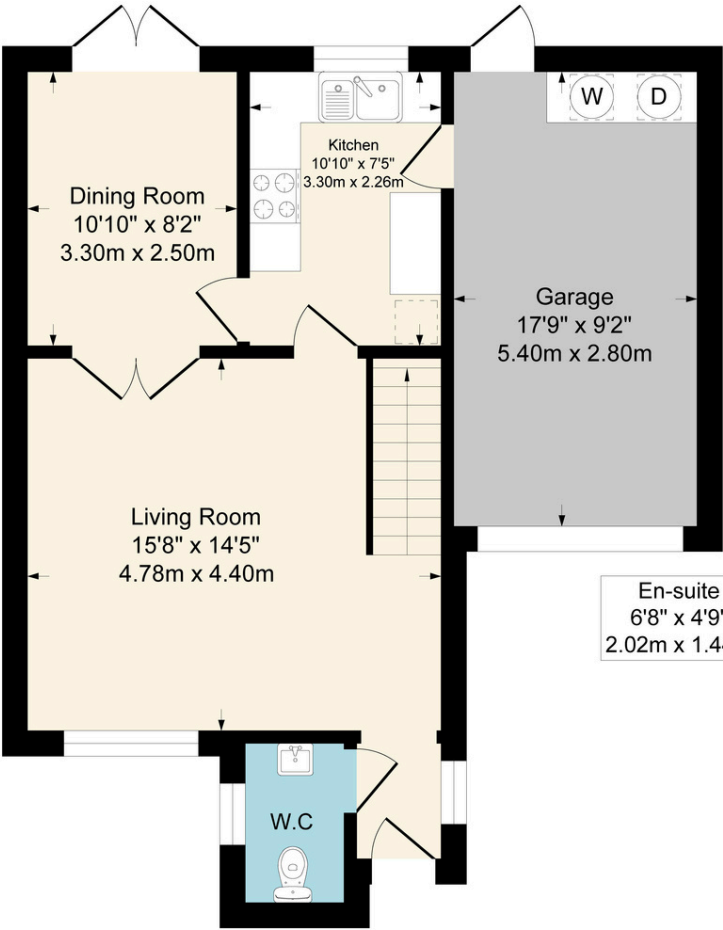
Fulbourn

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.

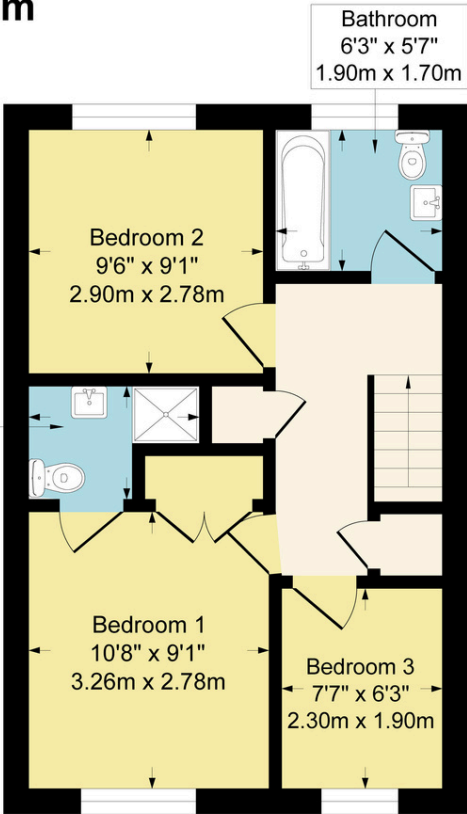
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long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

Approximate Gross Internal Area
1028 sq ft - 96 sq m

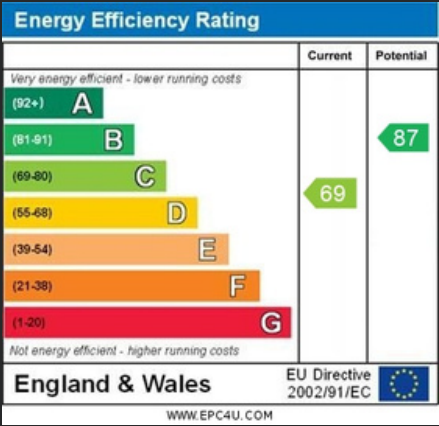


Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: E
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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