

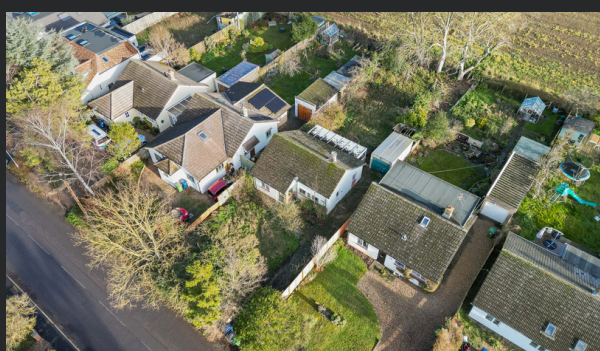


## STATION ROAD, FULBOURN



**Guide Price: £375,000**

This is an excellent opportunity to acquire a 3 bedroom detached bungalow, set on a generous plot in a sought-after location on Station Road, close to the High Street and village amenities.



## Features

- ✓ Chain Free
- ✓ Private Driveway
- ✓ Scope to Extend and Improve (STP)
- ✓ Large Plot
- ✓ Garage
- ✓ Countryside Views

**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

























We are delighted to offer this excellent opportunity to acquire a detached bungalow, set on a generous plot in a sought-after location on Station Road, close to the High Street and village amenities.

Although the property would benefit from modernisation, it represents exceptional value and offers tremendous potential for extension or redevelopment, subject to any planning permission.

Situated in the popular village of Fulbourn, the accommodation currently comprises three bedrooms, a conservatory and an integral garage.

Externally, the property enjoys larger-than-average gardens, providing a wonderful sense of space and privacy, with uninterrupted views across open countryside.

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

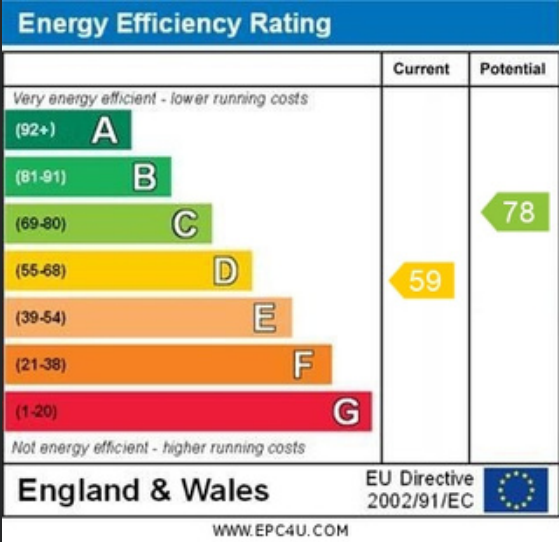
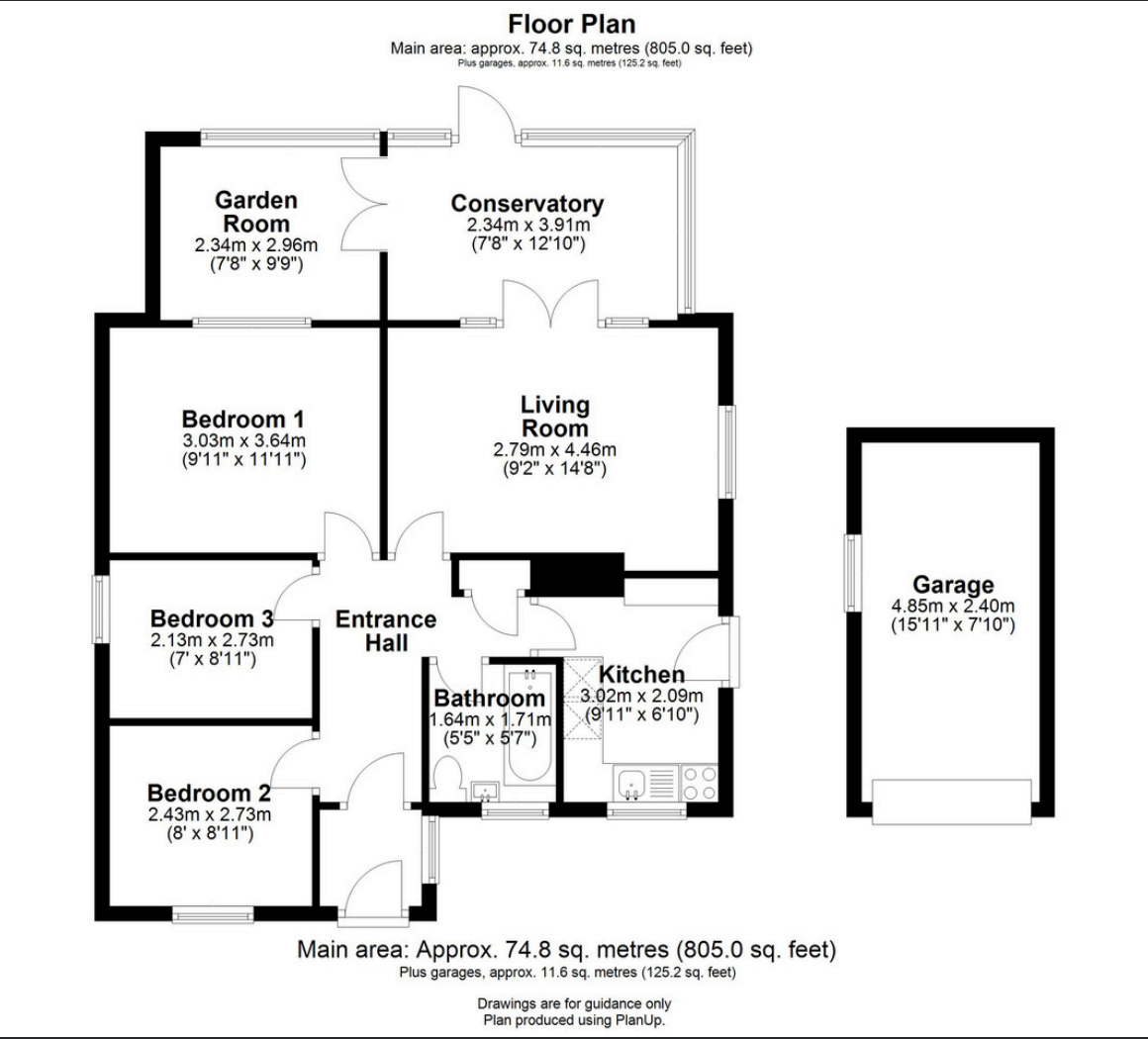
## Fulbourn

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, 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  
SIZE: 805 SQFT APPROX  
EPC BAND: D  
COUNCIL TAX BAND: D  
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.





**ANTONY  
DAVIS**

01223 928220 | [hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)