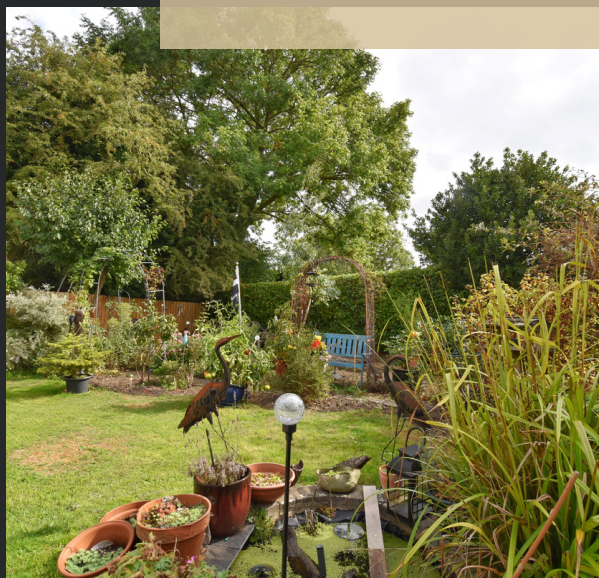




FOR SALE

STATION ROAD, FULBOURN



Guide Price: £595,000

We are delighted to offer this 3/4 bed chalet style, detached bungalow in the popular village of Fulbourn. The property offers a wealth of living space over two floors with a mature private garden.

Features

- ✓ Garage
- ✓ Village Location
- ✓ Mature Rear Garden
- ✓ Annex Potential
- ✓ Large Driveway
- ✓ Solar Panels



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EXCLUSIVE LISTING

We are delighted to offer this 3/4 bed chalet style, detached bungalow in the popular village of Fulbourn. The property offers a wealth of living space over two floors with a mature private garden. This property also benefits from having solar panels fitted.

Driveway leading to porch with part glazed wooden door, leading to:

Entrance Hall with fantastic vaulted ceiling.

Living Room/Dining Area: A large but cosy living and dining area with French doors leading out to the rear garden, side window. Feature wood burner, air conditioning unit, French doors leading to the conservatory, hardwood oak flooring.

Conservatory: Fully glazed conservatory with French doors leading to terraced area.

Kitchen: Range of base and wall units, with central island. Integral double oven, with electric hob, plumbing for dish washer and washing machine, hardwood oak windows to front aspect, side door leading to driveway/garage.

Ground Floor Bathroom: Purpose built wet room, with shower cubicle, WC, bathtub, bidet, sink with vanity unit, window to side aspect.

Bedroom 3: Built-in wardrobe/storage, window to front aspect, radiator.

First Floor

This bungalow has been converted to create 2 good size bedrooms on the first floor which both have their own separate WCs.

Bedroom 2: Roof lights, with built-in storage. Side window, door leading to WC room, radiator.

Bedroom 3: Good sized bedroom, rooflight with door leading to WC room, radiator.

Garage/Bedroom 4: The garage has been extended to accommodate a double bedroom and bathroom. there is however, still a garage to the front.

Outside: The front of the property is made up of gravel driveway for a number of vehicles, mature planting along with access to the garage and the rear garden.

The private mature rear garden is made up of lawn, shrubs and hedging with terraced area.

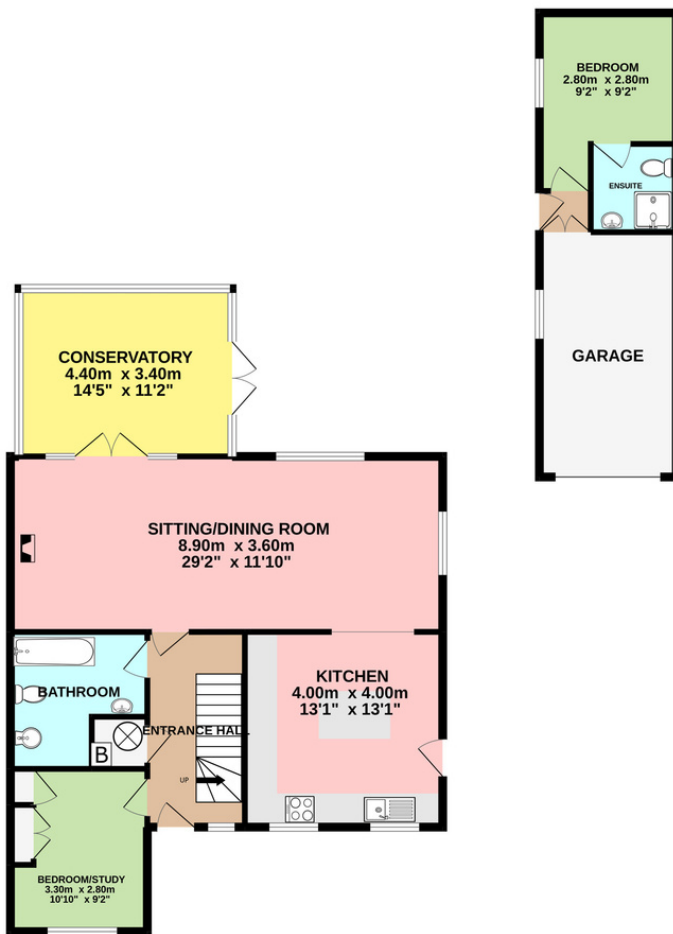
Fulbourn

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, book shops, charity shops, coffee shop, 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. 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.

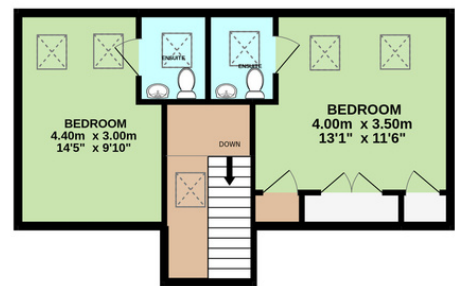
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

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
115.3 sq.m. (1241 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (441 sq.ft.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	79
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

TOTAL FLOOR AREA: 156.2 sq.m. (1682 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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TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: D
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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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