



# NEW LISTING

VIA CONDITIONAL SALE  
OSLARS WAY, FULBOURN



## Starting Bid: £350,000

We are pleased to offer this rare opportunity to purchase a 2 bedroom detached bungalow in the village of Fulbourn. The property is being sold via Conditional Sale (online auction). T&Cs Applies.



## Features

- ✓ No Onward Chain
- ✓ Mature Rear Garden
- ✓ Legal Pack Available Now
- ✓ Garage
- ✓ Bid to Purchase
- ✓ Buyer's Fee Applies

**ANTONY DAVIS  
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## EXCLUSIVE LISTING

### *2 Bedroom Detached Bungalow with Garage and Mature Rear Garden*

Offered For Sale by Conditional Online Auction. To Register your Interest, go to <https://www.antonydavis.co.uk/> and click the 'Auction Properties' tab. Please get in touch to arrange a viewing.

This 2 Bedroom detached Bungalow is centrally located in the village in a quiet cul-de-sac position.

With 2 double bedrooms, driveway, a detached garage and a decent size garden. The property needs elements of modernisation and cosmetic improvements. This property has been in the same family for over 60 years and has superb potential.

This property is for sale by conditional online auction, powered by Bamboo Auctions.

This method requires both parties to complete the transaction within 28 days (20 working days).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 3.5% + VAT (of the purchase price) or £5000 + VAT (£6000) applies, whichever is the greater (in addition to the purchase price).

If you are the successful bidder, you will be charged the amount of 3.5% +VAT (of the purchase price) or £5,000 + VAT (£6,000), whichever is the greater. This will be processed online, immediately at the end of the auction, only if you are the successful bidder. You will then have 28 days (20 working days) to exchange contracts. This fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Bamboo Auctions and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents relating to the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make a payment of £499 inc VAT towards the preparation cost of the pack (this will include the search pack).

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

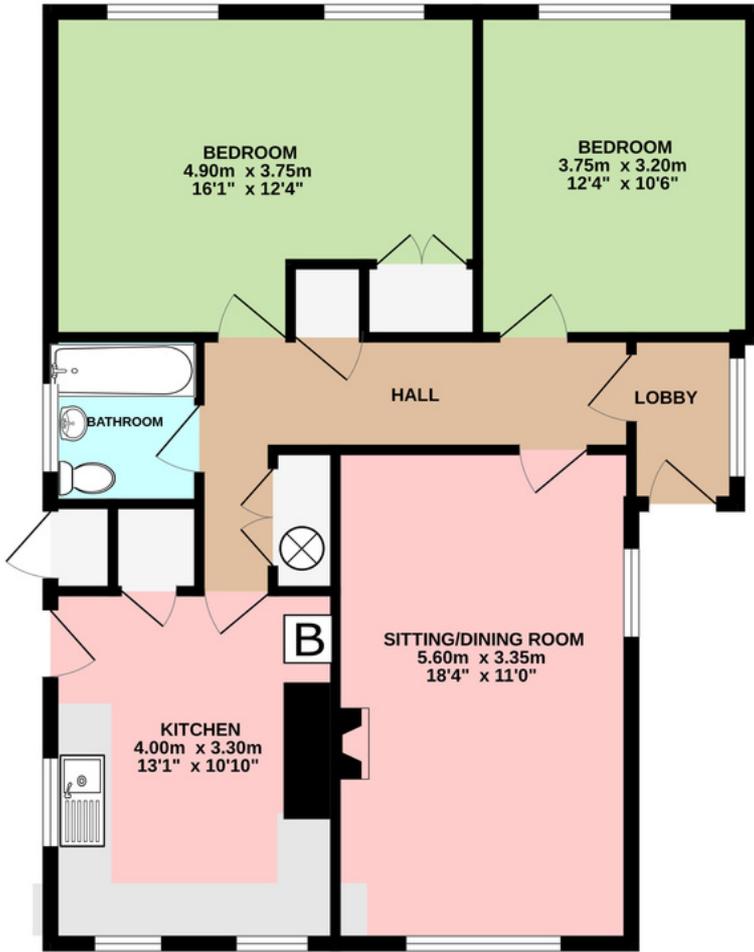
### Fulbourn

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  
76.4 sq.m. (822 sq.ft.) approx.



TOTAL FLOOR AREA: 76.4 sq.m. (822 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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		

TENURE: FREEHOLD  
EPC BAND: E  
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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