



St. Vigers Road

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An established semi-detached home, set in a quiet location overlooking a small green, with a south westerly facing garden and off road parking. The property provides bright, spacious accommodation and is presented in good order throughout.

Guide Price:
£325,000

St. Vigors Road, Fulbourn,
CB21 5HG



The property is set within a wide plot with potential to extend or build a garage or workshop to the side, subject to obtaining the necessary consents. The owners have also updated the property, re-plastering much of the house and redecorating throughout. They have also fitted an energy efficient boiler, which still has a number of years left on its warranty.

Approached over a gated access the property has a neat front garden, which is laid to lawn, bordered by shrub beds with an extensive area of hardstanding to one side for parking. A gate gives access around the side of the property and into the back garden.

There is a welcoming entrance hall with the staircase leading up to the first floor and a space for storage under. The sitting / dining room is dual aspect and enjoys lots of natural light; there is a feature fireplace and a large window to the front and patio doors leading out to the garden to the rear. The kitchen overlooks the garden and is fitted with matching floor and wall mounted cabinets and there is space for a large range cooker and an extractor over. The utility room is adjacent to the kitchen and has space and plumbing for a washing machine and dishwasher, space for an upright fridge freezer and space for two further appliances, there is also a door out to the garden.



On the first floor there is a landing with a window to one side providing natural light over the stairwell. The main bedroom is to the front of the property and has a built in cupboard and two windows overlooking the green to the front. There is a second double room and a modern bathroom fitted with a bath with shower over, w.c and hand-basin.

Outside, the property enjoys a sunny, south westerly facing garden, which is laid to lawn with a patio adjacent to the house and two large storage sheds.





South westerly facing garden

Off road parking

275 sqm / 0.06 acre

1970s

Semi-detached house

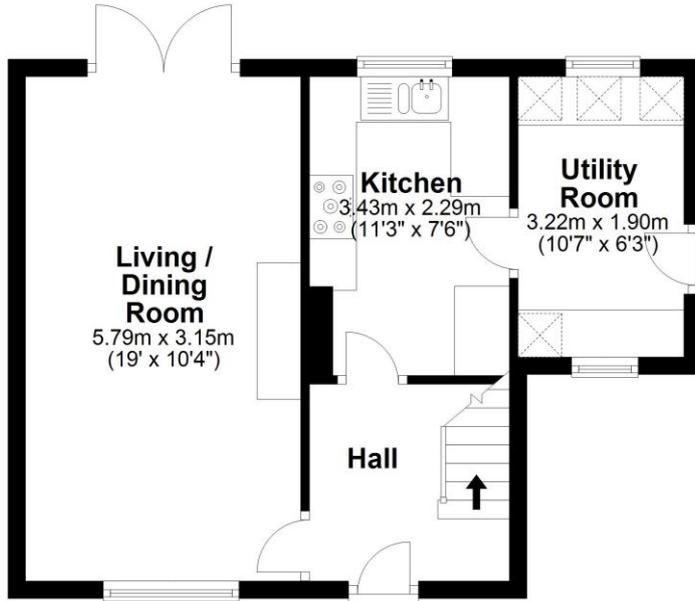
EPC - D / 64

2 beds, 1 recep, 1 bath

Council tax band - C

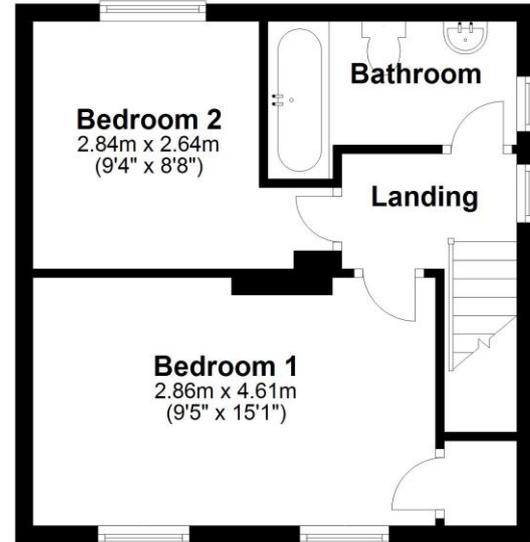
Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



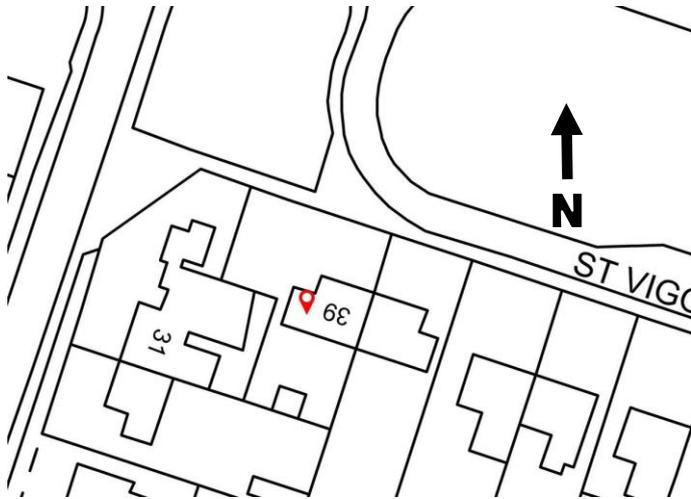
First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Fulbourn is a thriving, established medium-sized village just 2.5 miles to the east of the city, which makes it very convenient for the Addenbrooke's campus, Capital Park, ARM, Cambridge City train station and out to the A11, A14 and M11.

It has a lovely historic centre and a thriving traditional High Street with a greengrocer, butcher, cafe, local Co-op supermarket, public houses, antique shop and take away restaurants.

The village also has a picturesque nature reserve, a well regarded primary school and superb local sporting facilities centred around the Fulbourn Institute Sports and Social Club, which is also a popular events venue and restaurant.

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