



Haggis Gap, Fulbourn, CB21 5HD

CHEFFINS

Haggis Gap

Fulbourn,
CB21 5HD

A beautifully presented three bedroom semi-detached property extending to approximately 860sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, a garage and generous south-east facing garden and is located close to local amenities and transport links.

LOCATION

Haggis Gap enjoys a peaceful position within the highly regarded village of Fulbourn, offering an excellent balance of village charm and city convenience. The village provides a wide range of everyday amenities including a convenience store, butcher, café, pubs, primary school, library and health centre, while Cambridge city centre is approximately 5 miles away. The property is well placed for Addenbrooke's Hospital, the Cambridge Biomedical Campus and ARM Holdings, making it ideal for professionals. Excellent transport links include regular bus services, nearby Cambridge and Cambridge North railway stations, and easy access to the A14, M11 and A11, providing convenient routes to London, Stansted Airport and the wider region.

3 1 1

Guide Price £425,000





UPVC DOUBLE GLAZED DOOR

leading into:

ENTRANCE HALL

with storage shelving unit and coat hanging rails, downlight, stairs leading to first floor, wood effect laminate flooring, door into:

SITTING ROOM

with wood effect laminate flooring, upvc double glazed windows overlooking rear garden, radiator, feature fireplace with wood burning stove, stone mantelpiece and stone hearth, and downlight. Door leading into:

KITCHEN

with tiled flooring, range of soft close floor and wall units, pan drawers, with oak worktop, integrated Neff oven, integrated Neff grill, integrated 5 ring Neff gas hob with extractor fan, breakfast bar with oak worktop and integrated Limona wine cooler, integrated fridge, Pantry cupboard, dual aspect upvc double glazed windows overlooking both the front and side of the property, LED spotlights.

UTILITY ROOM

with tiled flooring, storage cupboard, space and plumbing for washing machine and space for fridge/freezer, upvc double glazed door leading out to the side of the property, upvc double glazed window overlooking side of the property, downlight.

DOWNSTAIRS W C

with tiled floor, low level w.c., wash hand basin, upvc double glazed frosted window overlooking side of the property, downlight, extractor fan.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed window overlooking front of the property, access into loft space, downlight, access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking rear of the property, radiator, downlight.

BEDROOM 2

carpeted, upvc double glazed windows overlooking rear of the property, radiator, downlight.

BEDROOM 3

with wood effect laminate flooring, upvc double glazed window overlooking front of the property, downlight, radiator, overstairs storage cupboard.

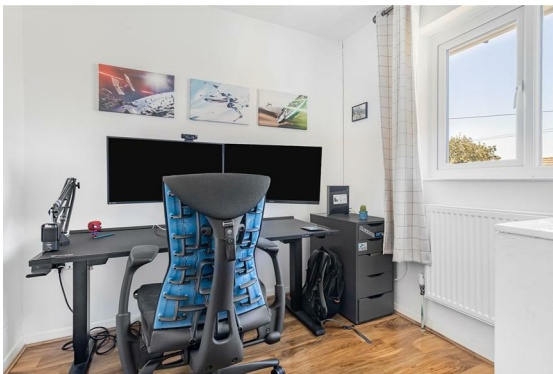
BATHROOM

with tiled floor and walls, underfloor heating, three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin with storage drawer beneath, upvc double glazed frosted window overlooking side of the property, LED spotlights, extractor fan, heated towel rail.

OUTSIDE

The property is approached via brick paved driveway offering off-road parking for multiple vehicles and side access into the rear garden and garage beyond. Border containing a variety of shrubs and bushes.

Rear garden, outside water tap, two terrace areas perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn and fully enclosed via timber fencing and hedging. The rear garden is south east facing. GARAGE with electric roller door, on a concrete base and has light and power, personal door into the rear garden.



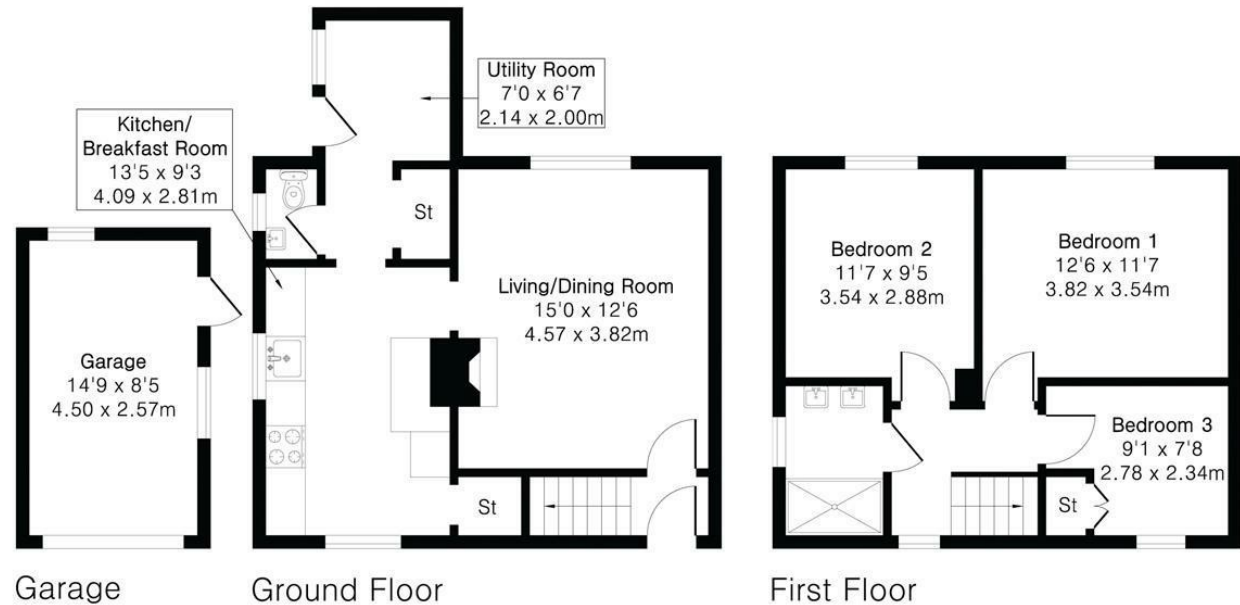


Approximate Gross Internal Area 860 sq ft - 80 sq m (Excluding Garage)

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 407 sq ft – 38 sq m

Garage Area 124 sq ft – 12 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	77
England & Wales	
EU Directive 2002/91/EC	

Guide Price £425,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire District
Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

