



WINDMILL TERRACE | FORDHAM ROAD

*Views Over Village Playing Fields to The Front of The Property*



# WINDMILL TERRACE | FORDHAM ROAD Offers In Excess Of £290,000 Freehold

## FEATURES

- Overlooking Village Recreation ground
- Moments walk to Village Primary School, Co-op and The Beeches Community Centre
- Conservatory extension to the rear
- Virtual 3D Tour Available
- Generous Kitchen/Diner Ideal for Entertaining
- Perfect for First time buyers
- Must be viewed to be appreciated!
- Excellent Investment opportunity for a rental property

## DESCRIPTION

**\*\* Must be viewed to be fully appreciated \*\***

Immaculately presented three bedroom home overlooking Isleham Recreation Fields. This unique property has been carefully converted from a large two bedroom into a three bedroom home and extended to the rear with a garden room/conservatory. Boasting a superb Kitchen/Diner, ideal for entertaining. Moments walk to The Beeches community centre, Village Primary School and Isleham Co-op. Beautiful River walks around the river lark and Isleham Marina.

### Porch & Entrance Hall

Window to side aspect. Stairs leading to first floor.

### Living Room 14'8" x 10'5" (4.46m x 3.17m)

Window to front aspect overlooking village playing fields.





## ACCOMMODATION

### Kitchen/Diner 17'3" x 9'9" (5.26m x 2.96m)

Wide range of wall and base units with integrated fridge/freezer, eye-level oven with microwave above. Gas hob with extractor over. Wall mounted gas boiler enclosed in wall unit. Space for washing machine. Understairs storage cupboard. Window to rear aspect and to side looking into conservatory area.

### WC

Low level WC, hand wash basin. Window to side aspect.

### Conservatory Garden Room 15'10" x 6'6" (4.82m x 1.99m)

French doors leading out to enclosed rear garden area.

### First Floor Landing

Airing cupboard & Loft access.

### Master Bedroom 11'1" x 9'9" (3.38m x 2.96m)

Window to rear aspect.

### Bedroom 2 13'8" x 6'10" (4.17m x 2.09m)

Window to front aspect.

### Bedroom 3 10'0" x 6'6" (3.06m x 1.97m)

Window to front aspect. Built in storage cupboard.

### Bathroom

Panel bath with shower over. Part tiled walls. Low level WC, hand wash basin and window to side aspect.

### Outside

Well maintained garden to the front mainly laid to lawn with patio pathway, access to side of property with covered area for bin storage. Gated access to rear garden mainly laid to lawn with patio area and raised decking area. Timber storage shed.

### Parking

Parking at the rear of the property for two cars.

### Martial Information

Estate management charge - £21.20 per month

Mobile Signal - Good

Internet - fftp Ultra 1000



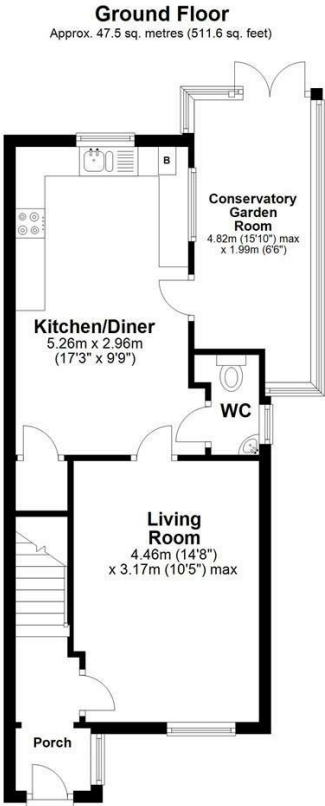












Total area: approx. 83.7 sq. metres (901.4 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021.  
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Council Tax Band : B

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