



2 Walton Close

Fordham, Ely, Cambs CB7 5ZS

Guide Price £325,000



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Fordham

The picturesque village of Fordham offers an excellent selection of amenities, with everyday essentials within easy reach. A convenience store sits alongside several local shops and services, including a village butchers and a handful of traditional country pubs, offering delicious home-cooked food and the popular Scotsdales and Simpsons Garden Centres are a short walk. Larger supermarkets can be found within a 10-minute drive to either Ely or Newmarket.

The A14 Newmarket bypass is less than a 10-minute drive away and provides a direct route into Cambridge to the east and Bury St Edmunds to the west. Cambridge offers an impressive shopping selection, with the famous Grand Arcade amongst the city's myriad of attractions. The A11 link to Norwich and the Broads can also be reached within few minutes. Newmarket train station is just a 15-minute drive away and Soham only 10 minutes, with routes to Kings Cross in under an hour as well as Stansted Airport, Norwich. Peterborough and Ipswich

Description

Well-presented end terrace house, with garage & parking for 2 vehicles in a cul-de-sac location. Further benefits are gas fired central heating & double glazing, good sized rear garden, conservatory, WC, wardrobes to bedrooms 1 & 2 and only a short walk from High Street shops.

Entrance - 1.73m x 0.81m (5'8" x 2'8")

Part double glazed entrance door. Double glazed window to the front aspect. Coved ceiling with light point. Door to living room. Door to :

WC - 1.7m x 0.94m (5'7" x 3'1")

Wash hand basin. low level WC. Coved ceiling with light point. Double glazed window to the front aspect.

Living Room - 4.5m x 4.42m (14'9" x 14'6")

Double glazed window to the front aspect. Radiator. Stairs to first floor. telephone point. Coved ceiling with light point. Door to:

Kitchen/Diner - 4.27m x 2.9m (14'0" x 9'6")

Range of units at base and wall level with roll top work surfaces over. Radiator. Coved ceiling with two light points. Double glazed patio doors to the conservatory. Double glazed window to the rear aspect. Single drainer stainless steel sink with mixer tap. Space for upright fridge freezer. Space and plumbing for automatic washing machine. Dishwasher. Space for floor standing cooker with extractor hood over.

Conservatory - 2.97m x 2.74m (9'9" x 9'0")

UPVC construction with double glazed windows and doors to the rear garden.

Landing - 2.69m x 1.14m (8'10" x 3'9")

Radiator. Ceiling light point.

Bedroom 1 - 3.4m x 2.51m (11'2" x 8'3")

Double glazed window to the front aspect. TV point. Ceiling light point. Built in wardrobe. Radiator.

Bedroom 2 - 2.9m x 2.51m (9'6" x 8'3")

Double glazed window to the rear aspect. Radiator. Access to loft space. Built-in double wardrobe and built-in single wardrobe.

Bedroom 3 - 2.51m x 1.93m (8'3" x 6'4")

Double glazed window to the front aspect. Ceiling light point. Radiator.

Bathroom - 2.01m x 1.93m (6'7" x 6'4")

Panelled bath with shower screen and shower attachment. Extensive tiling. Heated towel rail. Wash basin with cupboards under. Low level WC. Double glazed window to the rear aspect. extractor fan. Ceiling light point.

Outside

The front age is part gravelled but laid mainly to hardstanding providing off road parking for 2 vehicles and leading to an attached single garage with power, light and up 'n' over door measuring approximately 16'4" x 8'2". Gas and Electric meter cupboards.

The good-sized rear garden is laid to lawn, with patio, timber fencing and part brick walling to boundaries, outside water tap and a personal door to the garage.

Notes.

Freehold Property.

All mains services.

Local Council Is East Cambridgeshire District Council

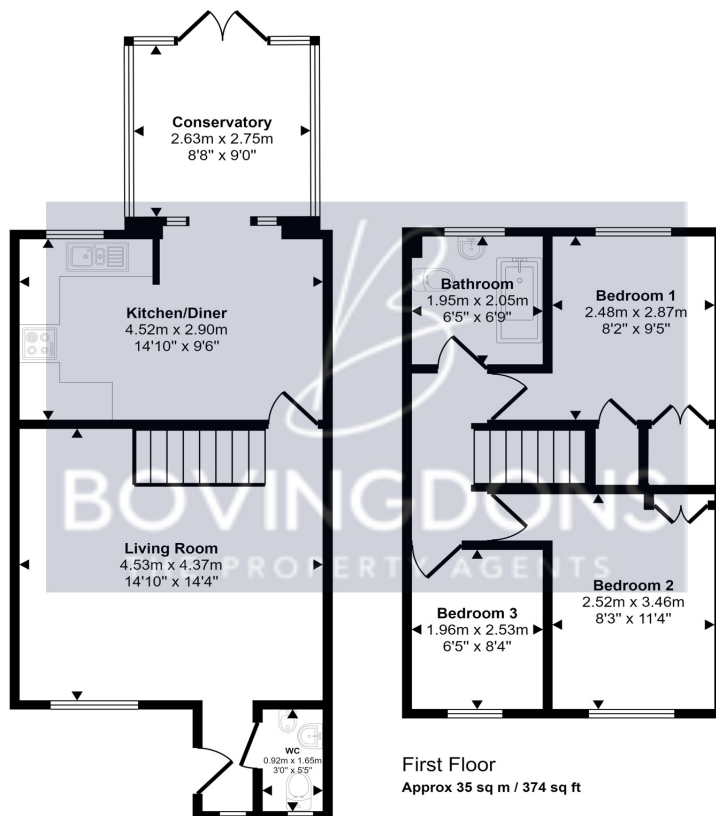
Council Tax Band is C.





Floor Plan

Approx Gross Internal Area
80 sq m / 861 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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