



Fordham Road, Soham CB7 5AH

Offers In Excess Of £425,000

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This deceptively spacious, four-bedroom semi-detached home is ideally situated within close proximity to a wide range of amenities, offering both convenience and comfort.

Soham is a well-connected town with excellent primary and secondary schools, making it ideal for families. Commuters benefit from direct train links to Cambridge and London, as well as easy access to the A142 and A14. The town also offers a range of local amenities for convenient living.

The well-planned accommodation includes an inviting entrance hall, a bright and airy living room, a separate dining room that flows into an adjoining playroom, a modern and stylish kitchen, a utility room, and a downstairs shower room. Upstairs, you'll find four generously sized bedrooms and a family bathroom. The property benefits from gas-fired central heating, double-glazed windows, and an abundance of charming character features throughout.

Outside, the property boasts a sizeable rear garden, primarily laid to lawn, with a patio area perfect for outdoor dining. The front of the home provides off-road parking for two vehicles on the private driveway.

This is a fantastic opportunity to acquire a spacious, versatile home in an excellent location. Early viewing is highly recommended.

Entrance Hall

Doors leading to lounge, dining room and kitchen. Stairs leading to first floor.

Kitchen 15'2" x 8'10" (4.64m x 2.71m)

Contemporary kitchen with a range of matching eye and base level cupboards with composite work top over. Double ceramic Butler style sink with mixer tap over. Integrated dishwasher. Space and connection for electric range cooker. Space of American style fridge/freezer. Attractively tiled splashbacks throughout working areas. Tiled flooring. Underfloor heating. Doors leading to entrance hall and utility room. French doors leading to rear garden.

Utility Room 8'3" x 5'10" (2.52m x 1.79m)

Contemporary range of eye and base level cupboards with composite worktop over. Inset ceramic 1 1/4 bowl sink with mixer tap over. Attractively tiled splashback. Tiled flooring. Space and plumbing for washing machine and tumble dryer. Vinyl wood effect flooring. Window overlooking rear aspect. Underfloor heating. Half glazed door leading to bathroom. Doors leading to kitchen and rear.

Shower Room 8'3" x 3'8" (2.52m x 1.14m)

Contemporary shower room with low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and built-in storage under and walk-in shower cubicle. Attractively tiled to all wet areas. Tiled flooring. Ladder style radiator. Door leading to utility room.

Dining Room 14'9" x 9'11" (4.52m x 3.03m)

Generous dining room with parquet flooring. Woodburner stove with wood beam mantel. Window overlooking side aspect. Opening to playroom/study. Doors leading to playroom/study and entrance hall.

Living Room 14'10" x 12'11" (4.53m x 3.94m)

Spacious living room with attractive bay window overlooking front aspect. Attractive fireplace with ornate surround, marble hearth and mantel. Radiator. Door leading to entrance hall.

Playroom/Study 8'3" x 7'6" (2.52m x 2.29m)

Generous reception room offering a variety of uses, currently used a playroom. Window overlooking side aspect. Radiator. Door to dining room.

Landing

Spacious landing with doors leading to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

Bedroom 1 12'11" x 12'11" (3.94m x 3.94m)

Spacious double bedroom with window overlooking front aspect. Attractive fireplace with ornate surround, tiled hearth and mantel. Built-in wardrobes to alcoves. Radiator. Door leading to landing.

Bedroom 2 12'11" x 9'11" (3.94m x 3.03m)

Generous double room. Radiator. Door to landing.

Bedroom 3 11'8" x 8'10" (3.56m x 2.71m)

Double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bedroom 4 11'9" x 8'3" (3.59m x 2.52m)

Double room with window overlooking rear aspect. Radiator. Door to landing.

Bathroom 8'1" x 5'1" (2.48m x 1.56m)

Contemporary white suite comprising wall mounted W.C. with concealed cistern, hand basin with mixer tap over and built-in storage drawers under and modern jacuzzi bath with mixer tap and shower attachment. Attractively tiled throughout wet areas. Tiled flooring. Obscured window.

Outside - Front

Block paved driveway, providing parking for several cars with gravel border and pathway leading to front door with storm porch.

Outside - Rear

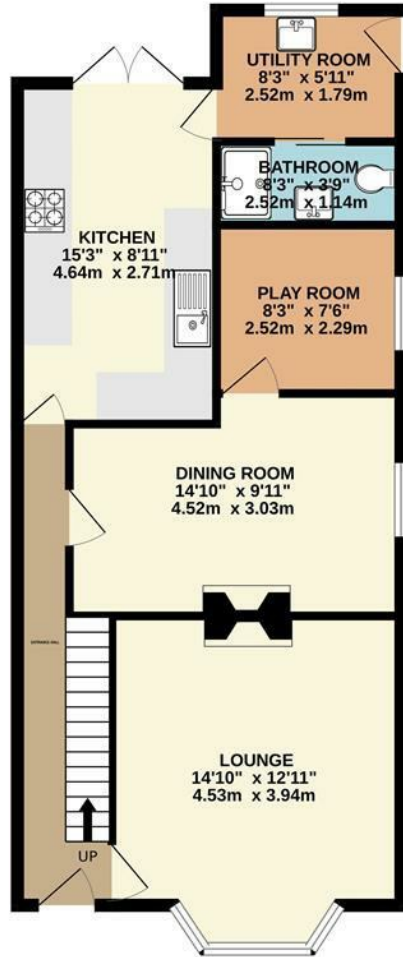
Enclosed garden mainly laid to lawn with some mature planting and patio area.

Maintenance fee - n/a
EPC - D
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Semi-Detached House
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan
Square Meters - 123 SQM
Parking - Driveway
Electric Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage - Ofcom advise likely on all networks
Rights of Way, Easements, Covenants - None that the vendor is aware of
Location - What 3 Words - ///routs.mailings.splat

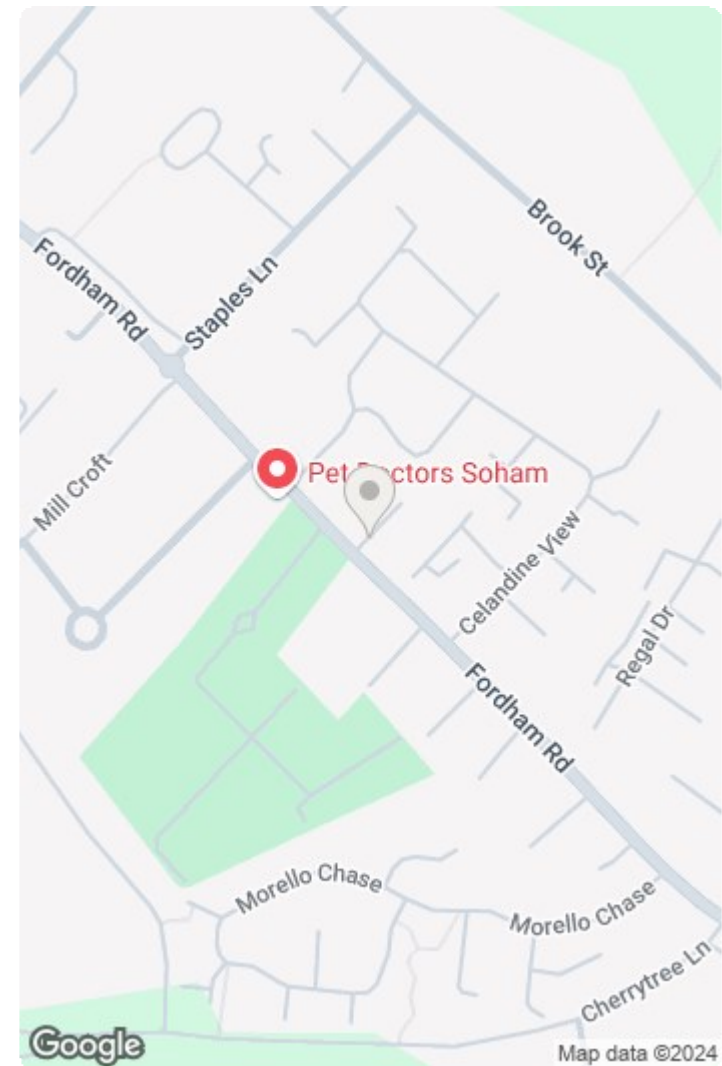


PROPERTY INFORMATION

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



29 FORDHAM ROAD

TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) 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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (54-68)			D (54-68)		
E (39-53)			E (39-53)		
F (29-38)			F (29-38)		
G (1-28)			G (1-28)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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