



22 Terence Place
Fordham, Cambridgeshire CB7 6AR
Guide Price £469,500

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LAST PLOT REMAINING, we are delighted to offer this four bedroom detached home measuring 1636 sq. ft. set on this outstanding development of just 27 dwellings.

The house benefits from double glazing, gas fired central heating, fully integrated kitchen appliances, turfed South-Westerly facing rear garden with patio and close-boarded fencing, WC, study, four double bedrooms with an en-suite to the master. This particular plot also benefits from a garage and two parking spaces.

The development is set in this popular village which is nestled in rural Cambridgeshire between Newmarket and Ely with good access to the A14, A11 and M11. The nearby A14 junction offers dual carriageway access to Cambridge and Bury St Edmunds, both approximately 17 miles distant. Cambridge, Ely and Newmarket all have railway stations providing excellent access to London.

Fordham is also only 5 miles from Newmarket, the renowned British HQ of Horse Racing. The town offers a range of interesting and varied shops and amenities, including the National Horse Racing Museum, twice weekly open-air market, hotels and many restaurants.

EPC (TBC)



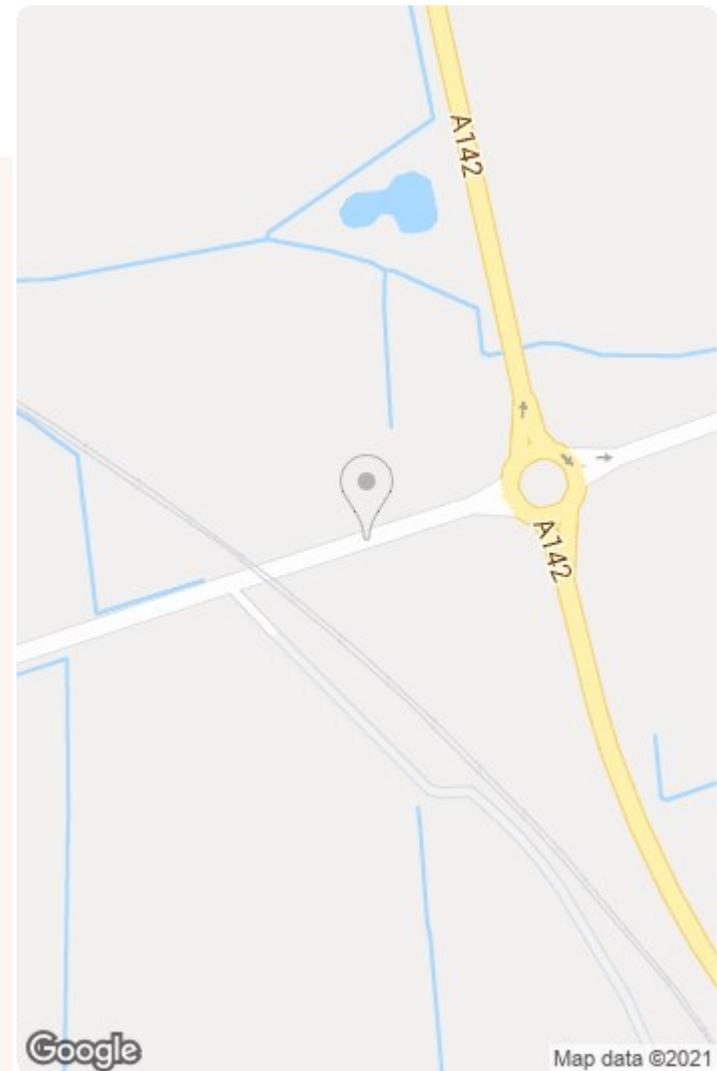
Floorplan



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A2 (94-100)		
A (81-93)		
B (69-80)		
C (55-68)		
D (39-54)		
E (29-38)		
F (13-28)		
G (1-12)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A2 (94-100)		
A (81-93)		
B (69-80)		
C (55-68)		
D (39-54)		
E (29-38)		
F (13-28)		
G (1-12)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



MURFET GROUP

3 minute
 Fordham CE Primary School

10 minute
 Ely, Newmarket, Bury St. Edmunds

22 minute
 Cambridge from Newmarket

50 minute
 Kings Cross from Cambridge

