



Trinity Close, Fordham CB7 5PB

Guide Price £325,000

MA

Morris Armitage

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Trinity Close, Fordham CB7 5PB

A modern family home standing towards the end of a no-through road and set within walking distance of a well regarded primary school.

Cleverly extended and offering spacious rooms throughout, this property boasts accommodation to include entrance hall, living room, separate dining room, utility room, three bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden.

No chain.

Entrance Hall

Door with attractive window above. Wood effect vinyl flooring. Door leading to kitchen.

Kitchen 14'0" x 11'8" (4.29m x 3.57m)

Modern range of eye and base level cupboards with wooden worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for Range style cooker with stainless steel/glass extractor over and stainless steel splashback. Space and connection for dishwasher. Space for undercounter fridge. Tiled splashbacks throughout working areas. Slate effect vinyl flooring. Window overlooking front aspect. Doors to entrance hall and living/dining room.

Utility Room

Space and plumbing for washing machine. Space for fridge/freezer. Slate effect vinyl flooring. Door to kitchen.

Living/Dining Room 26'2" x 14'9" & 12'1" x 13'5" (7.98m x 4.52m & 3.69m x 4.11m)

Spacious living/dining room with wood effect flooring throughout. Attractive fireplace with space and connection for inset coal effect fire with contemporary

surround and hearth with mantle. Large window overlooking rear garden. Opening to dining area. Window overlooking rear garden and double glass sliding doors to rear garden from dining area. Door to kitchen.

Landing

Doors to all bedrooms and bathroom. Built-in airing cupboard. Stairs to ground floor.

Bedroom 1 14'0" x 14'9" (4.29m x 4.52m)

Spacious double bedroom with wood effect flooring. Window overlooking rear aspect. Door to landing.

Bedroom 2 12'1" x 18'11" (3.69m x 5.77m)

Generous room with window overlooking rear garden, Door to landing.

Bedroom 3 12'1" x 8'0" (3.69m x 2.451)

Single bedroom with window overlooking front aspect. Door to landing.

Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and shower attachment over. Vinyl flooring. Door to landing.

Outside - Front

Hardstanding driveway, leading to garage, providing ample off road parking.

Garage: 3.69m x 3.51m

Outside - Rear

Enclosed rear garden with patio area to the rear of the house with double sliding doors leading to dining area. Raised garden area laid to lawn.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

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 - 88 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available,
76Mbps download, 18Mbps upload

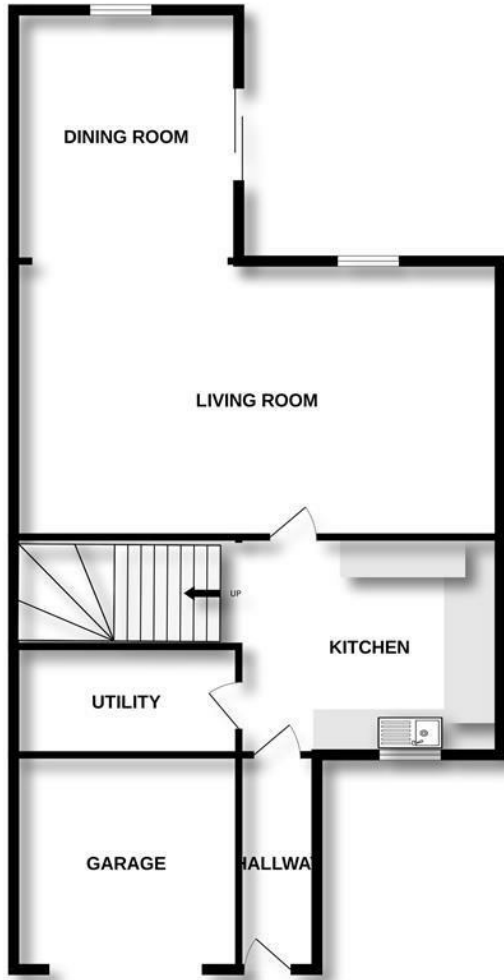
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

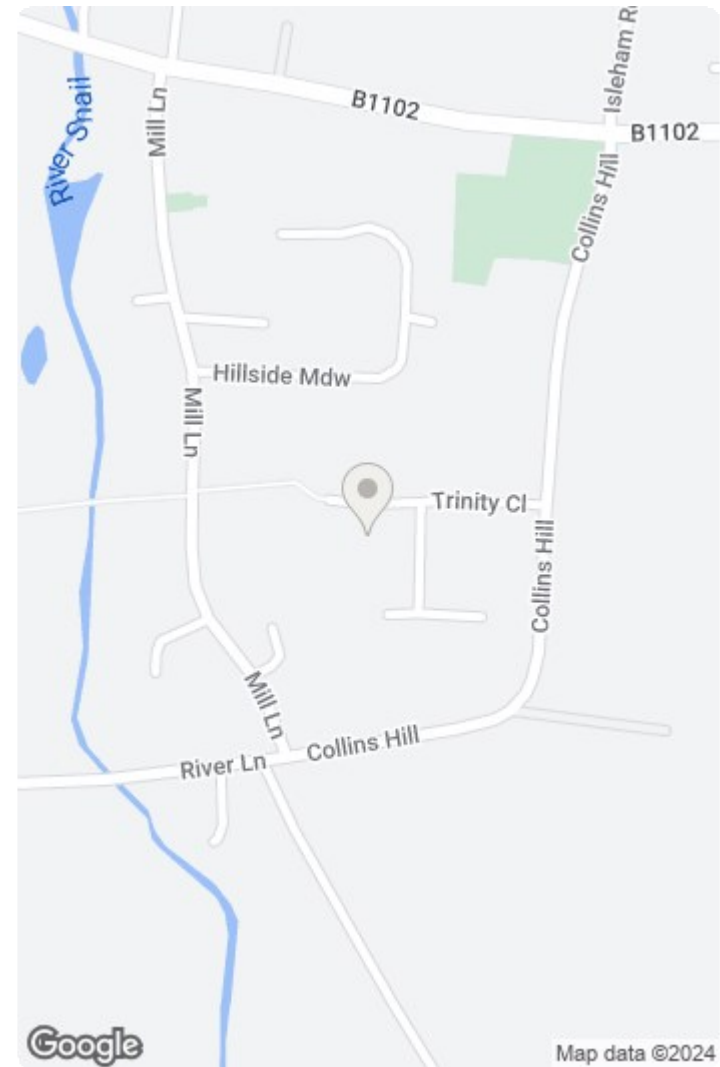
None that the vendor is aware of



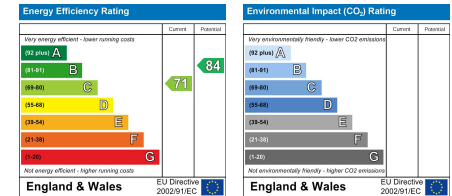
GROUND FLOOR



1ST FLOOR



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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