



Fordham Road, Soham
Ely, CB7 5AH
£240,000

MA
Morris Armitage

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Fordham Road, Ely, CB7 5AH

This 2 bedroom, detached bungalow offers vast scope for updating and extending (subject to planning).

Offering entrance hall, living room, kitchen, 2 bedrooms, bathroom and seperate WC. Externally a range of useful outbuildings with further WC, utility room and store/office.

The property benefits from a block paved driveway offering ample parking, front and rear gardens, modern Worcester gas fired boiler and uPVC double glazing.

Available for sale with NO CHAIN.

EPC (TBC)

Council Tax (C) East Cambridgeshire

- **2 Bedroom Detached Bungalow**
- **Requiring Modernisation**
- **Excellent Scope For Improvement/Extension (subject to planning)**
- **Circa 0.10 Acre Plot (STS)**
- **Modern Gas Fired Boiler**
- **uPVC Double Glazing**
- **Ample Off Street Parking**
- **Front and Rear Gardens**

Entrance Hall

With uPVC entrance door, laminate flooring, radiator.

Living Room

15'8" x 12'11"

With iPVC bay window to front aspect, fireplace, radiator.

Kitchen

16'0" x 7'10"

With a range of base and wall mounted units with inset stainless steel sink with drainer and mixer tap over, integrated electric oven and hob with extractor hood over, integrated dishwasher. uPVC wndows and door to rear aspect.

Bedroom 1

13'1" x 11'11"

With uPVC window to front aspect, radiator.

Bedroom 2

12'0" x 9'11"

With uPVC window to side aspect, radiator.

Bathroom

8'7" x 5'6"

With panelled bath with shower

attachment over, pedestal hand basin, window to rear aspect.

WC

With low level WC, uPVC window to side aspect.

Airing Cupboard

Housing water cylinder

EXTERNALLY

Lean To

Part brick and timber, glazed lean-to requiring replacement.

WC

With high level WC.

Utility Room

With wall mounted, modern, Worcester boiler, laundry sink.

Storage Cupboard

Storage space.

GARDENS

Block paved driveway offering ample parking. Front garden laid mainly to lawn with mature shrub and tree borders.

The Rear garden is laid mainly to lawn with patio area and block paved area to the rear.

AGENTS NOTE

Part Exchange Available (subject to terms and conditions)

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - TBC

Tenure - Freehold

Council Tax Band - C (East Cambridgeshire)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - Circa 100 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - No

Broadband Type – Ultrafast available,

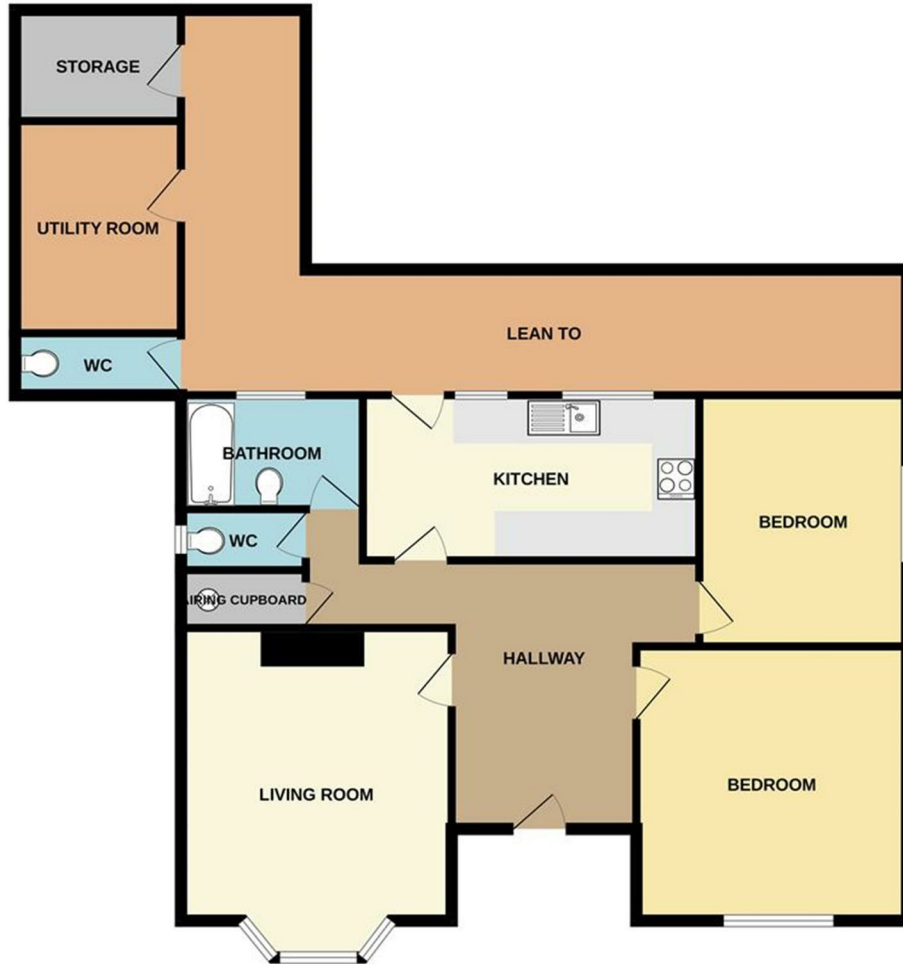
Max 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants –

None that the vendor is aware of

GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.0 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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