



Church Street, Fordham CB7 5NJ

Offers Over £500,000



Morris Armitage

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RENOVATION / REDEVELOPMENT OPPORTUNITY.

A detached Victorian property set in the heart of this thriving village with grounds extending to around 0.5 of an acre (subject to survey) and substantial detached clunch barn with separate stabling.

This property offers huge scope for renovation/redevelopment, subject to all usual and relevant consent and boasts property comprising of entrance porch, kitchen/breakfast room, walk in pantry, dining room, sitting room, three bedrooms and first floor bathroom.

Externally the property offers carport and barns.

Hallway

Spacious entrance hall with half height glazed sliding door to kitchen. Half glazed front door.

Kitchen 15'10" x 13'5" (4.83 x 4.10)

Range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated double eye height level. Inset electric hob. Space and plumbing for washing machine. Wood effect flooring. Window overlooking side aspect. Doors leading to front, sitting room, dining room, pantry, storage cupboard and stairs to first floor. Opening with glazed sliding doors to entrance hall.

Sitting Room 13'11" x 11'10" (4.25 x 3.62)

Spacious sitting room with dual aspect windows overlooking front and side aspects. Connection for gas fire. Door to kitchen.

Dining Room 13'10" x 11'10" (4.23 x 3.61)

Generous dining room with brick fireplace with stone hearth. Window overlooking side aspect. Door to kitchen.

Pantry 7'3" x 6'6" (2.23 x 2.00)

Generous pantry with shelving. Window to side aspect. Door to kitchen.

First Floor Landing

Doors leading to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 14'1" x 11'10" (4.30 x 3.63)

Double bedroom with built-in storage cupboard, radiator and window to the side aspect.

Bedroom 2 14'1" x 12'1" (4.30 x 3.70)

Double bedroom with built-in storage cupboard, radiator and window to the side aspect.

Bedroom 3 8'7" x 6'0" (2.63 x 1.85)

With radiator and window to the front aspect.

Bathroom

Four piece suite bathroom comprising a low level WC, pedestal wash basin, bidet, enclosed shower cubicle, panelled bath, heated towel rail, tiled walls, ample storage cupboards and two obscured windows to the side aspect.

Outside

Lawned area with hedge and attractive flint wall to boundary. Some mature shrub planting. Driveway leading to rear of property, carport and barns and large hard standing area providing ample off road parking with lawned area and some mature shrub and tree planting to rear of barns.

Carport/Storage 21'3" x 16'2" 29'8" x 15'5" (6.48 x 4.95 9.06 x 4.71)

Open brick built carport with door leading to storage at the rear.

Barns 10'2" x 8'7" 23'1" x 14'9" 23'4" x 20'4" 23'4" x (3.12 x 2.63 7.06 x 4.50 7.12 x 6.21 7.12 x 6.12)

Selection of barns providing a variety of potential uses. Lean to storage with half height windows and glazed door (3.12m x 2.63m). Barn (7.06m x 4.50m) with doors leading to hardstanding area. Large barn (7.12m x 6.21 & 7.12m x 6.12) with full height wooden doors, opening connecting the two areas.

Property Information:

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 125 SQM

Parking – Driveway, Carport & Barns

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps 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 -

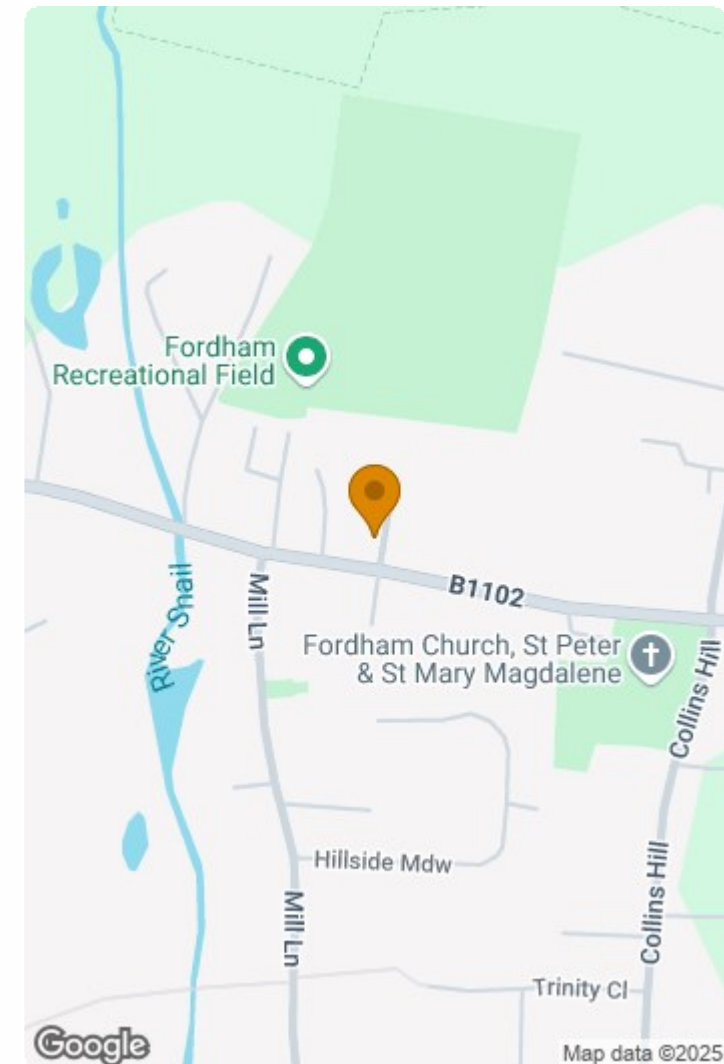
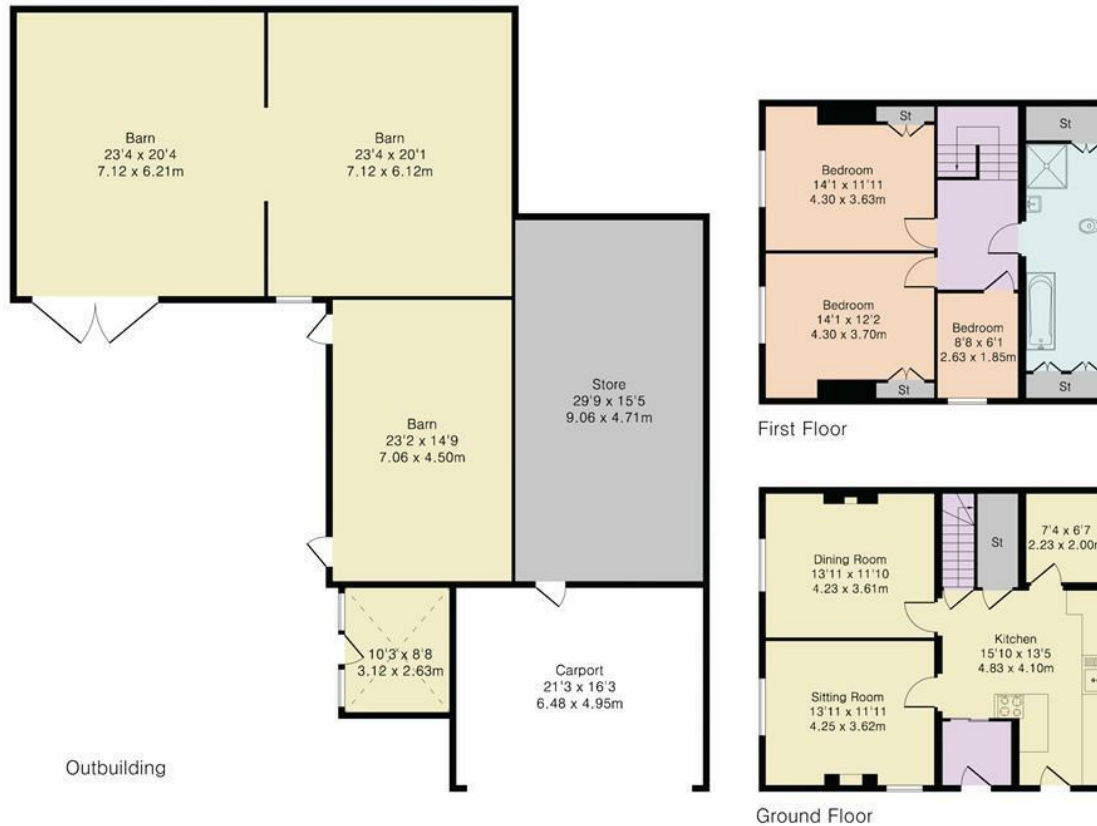
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Approximate Gross Internal Area 3199 sq ft - 297 sq m

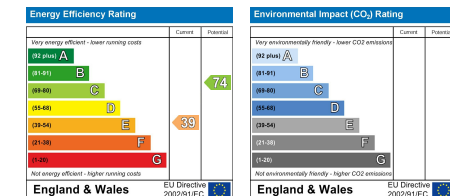
Ground Floor Area 671 sq ft – 62 sq m

First Floor Area 671 sq ft – 62 sq m

Outbuilding Area 1857 sq ft – 173 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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