



Isleham Road, Fordham CB7 5NN

Guide Price £360,000

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A very well presented semi detached home on a private road with views over open countryside.

Set in a semi rural location between Fordham and Isleham, both villages offer all of the amenities to suit family living with popular primary schools, sports facilities and thriving village centres.

The light and airy accommodation includes a living room, kitchen/dining room, ground floor W.C., three bedrooms, ensuite and family bathroom.

Externally there is a generous rear and side garden with unspoilt views plus a garage and off road parking for several cars.

This property must be seen to be fully appreciated

Entrance Hall

Generous entrance with LVT wood flooring. Doors leading to kitchen/breakfast room, living room, cloakroom and storage cupboard. Underfloor heating. Stairs to first floor.

Kitchen/Dining Room 18'11" x 13'1" (5.78m x 4.00m)

Contemporary kitchen with range of matching Shaker style eye and base level cupboards with granite work top over incorporating a breakfast seating area. Inset ceramic sink with mixer tap over. Integrated eye level double oven. Inset electric hob with stainless steel extractor above. Integrated fridge/freezer and dishwasher. Tiled flooring throughout. 3 zone underfloor heating. French doors and windows overlooking rear garden.

Living Room 12'11" x 10'3" (3.960m x 3.13m)

Spacious living room with LVT wood flooring. 3 Zone underfloor heating. Window to front aspect.

Cloakroom

White suite comprising low level W.C. and wall mounted hand basin with mixer tap over. LVT wood flooring. Underfloor heating. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 11'1" x 9'10" (3.40m x 3.01m)

Spacious double room with LVT wood flooring. Radiator. Window overlooking rear aspect. Doors to en suite and landing.

En Suite

White suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower with wall mounted shower. Attractively tiled to wet areas. Ladder radiator. Tiled flooring. Door to bedroom 1.

Bedroom 2 11'1" x 9'10" (3.40m x 3.01m)

Generous double bedroom with LVT wood flooring. Radiator. Window overlooking rear aspect. Door to landing.

Bedroom 3 8'10" x 7'4" (2.70m x 2.25)

Generous double bedroom with LVT wood flooring. Radiator. Window overlooking rear aspect. Door to landing.

Bathroom 7'4" x 6'6" (2.25m x 2.00m)

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and wall mounted shower over. Attractively tiled throughout. Ladder radiator. Obscured window. Door to landing.

Outside - Front

Lawned area with hardstanding pathway leading to front door with storm porch over. Side path leading to access gate to rear garden. Block paved driveway leading to garage.

Outside - Rear

Mainly laid to lawn with patio seating area to the rear of the house. Further patio area adjacent to garage. Raised beds. Lovely views over surrounding fields. Door to garage. French doors to living room. Access gate to front driveway.

PROPERTY INFORMATION

Maintenance Fee- On mains drain, £20 per annum fee towards pumping fee

EPC - B

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 92 SQM

Parking – Driveway & Garage, Electric Charging Point

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas Radiators & Underfloor heating

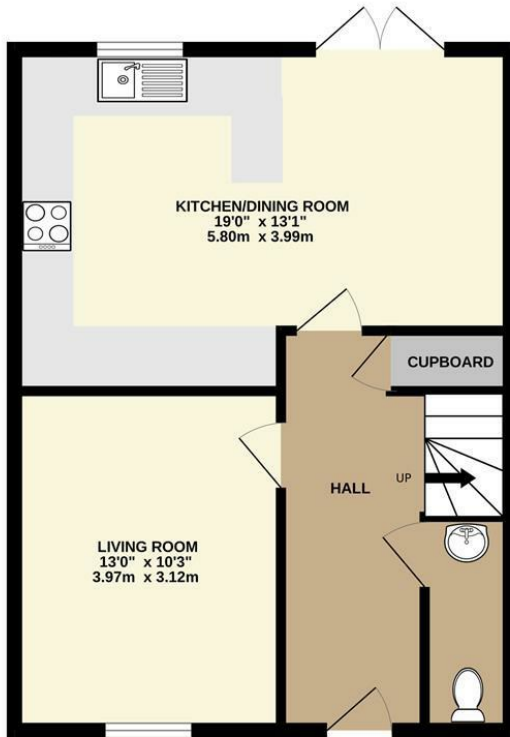
Broadband Connected - tbc

Broadband Type – Superfast available, 49Mbps download, 8Mbps upload

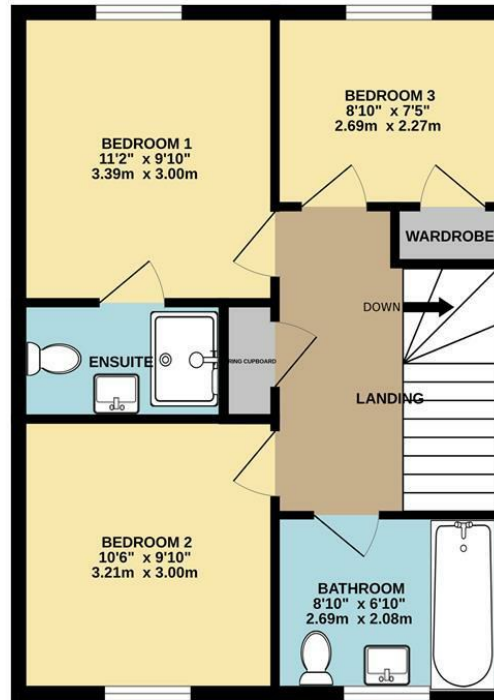
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

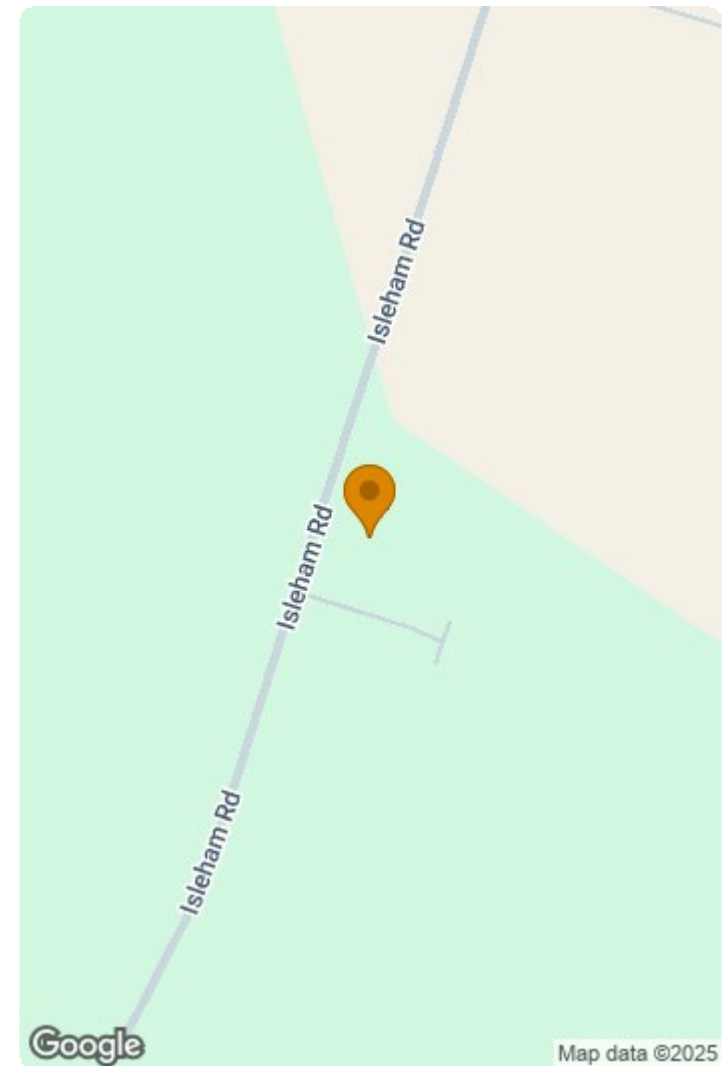


1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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			
81-85 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-40 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			
81-85 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-40 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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