



Market Street, Fordham, Cambridgeshire CB7 5LQ

Guide Price £350,000

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A substantial period property set within this popular and well served village with the potential for extension or conversion to apartments (subject to planning permission). Offered for sale with no onward chain.

Requiring updating and improvement, this property offers huge scope and extensive rooms including sizeable basement. Accommodation includes good sized living room, dining with bay fronted window, kitchen, utility, three bedrooms and family bathroom.

Externally the property offers enclosed garden and garage facilities.

About Fordham:

Fordham, located in the Newmarket district of Suffolk, England, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as a primary school, pub, and community hall. Nestled approximately 5 miles from Newmarket town centre, Fordham offers easy access to larger retail and entertainment options. Additionally, it is about 15 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations.

Entrance Hall

With staircase rising up to the first floor, radiator and door through to the:

Living Room 18'9" x 12'11" (5.74 x 3.94)

Spacious living room with window overlooking front aspect.

Dining Room 16'8" x 9'4" (5.10 x 2.85)

Generous dining room with attractive bay window overlooking rear aspect. Radiator.

Kitchen 12'11" x 12'11" (3.94 x 3.94)

Fitted kitchen with a range of eye base level storage units and wood effect work tops over. Stainless steel sink and drainer with mixer tap

over. Space and connection for electric cooker with extractor above. Tiled splashback areas. Built-in corner storage. Radiator. Window overlooking the side aspect. Door to rear.

Utility 9'4" x 6'9" (2.87 x 2.06)

Base storage units and working tops over, inset stainless steel sink and drainer with mixer tap, boiler, space and plumbing for washing machine and tumble dryer, radiator.

WC 3'10" x 2'11" (1.19 x 0.90)

With Low level WC.

Basement

With power and lighting.

First Floor Landing

Bedroom 1 15'8" x 12'11" (4.79 x 3.96)

Double bedroom with built-in wardrobes, radiator and window to the front aspect.

Bedroom 2 12'11" x 12'10" (3.94 x 3.93)

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

Bedroom 3 9'6" x 9'4" (2.90 x 2.85)

Radiator and window to the front aspect.

Bathroom 9'11" x 9'4" (3.04 x 2.85)

Three piece suite comprising of low level WC, wash basin and vanity under, panelled bath, heated towel rail and window to the rear aspect.

Outside

Fully enclosed rear garden. Mainly laid to paving stones. Door to garage.

Garage 16'7" x 7'6" (5.07 x 2.30)

With metal up and over door. Power and lighting.

PROPERTY INFORMAITON

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 155 SQM

Parking – Off road & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

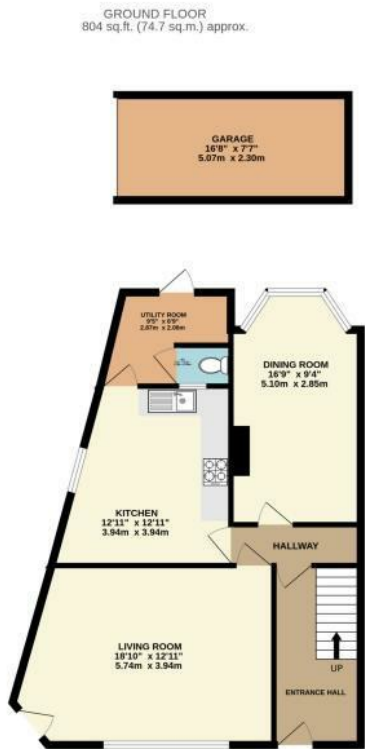
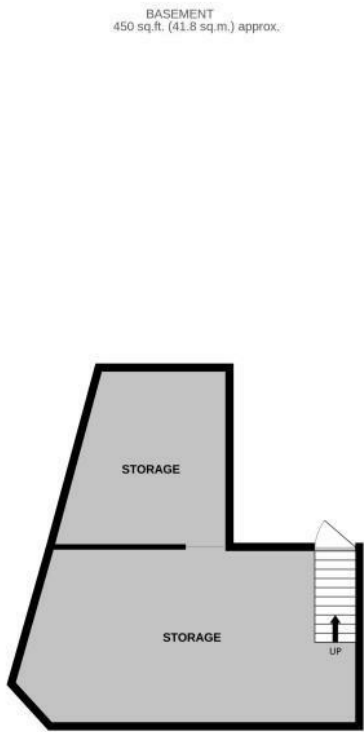
Broadband Connected - Connected

Broadband Type – Ultrafast available,

1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

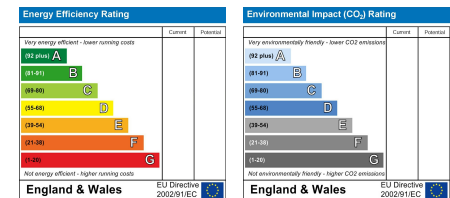
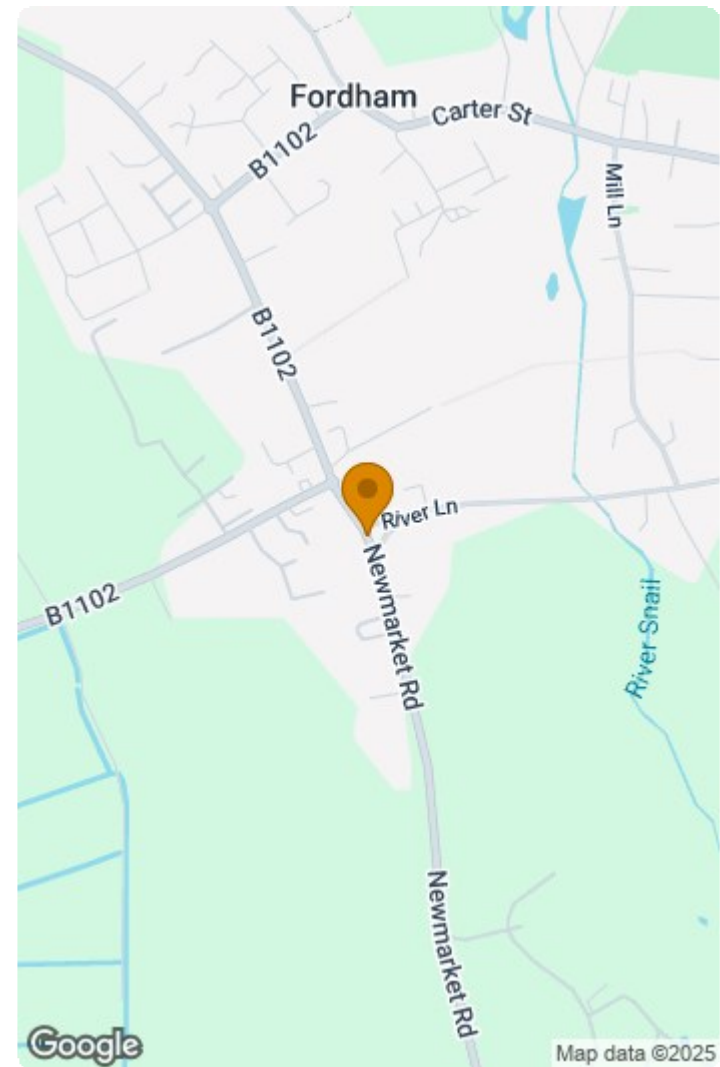


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TOTAL FLOOR AREA : 1823 sq.ft. (169.3 sq.m.) approx.

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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