



Church Street, Fordham, CB7 5NJ

CHEFFINS

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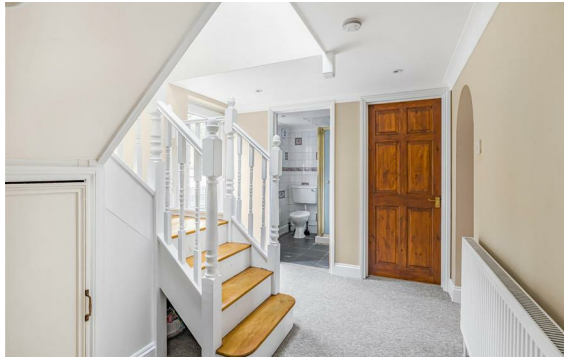
- Individual Period House
- 4 double bedrooms
- Self-contained 1 bedroom annex
- Potential for updating
- Non-estate location

A rare opportunity to acquire an individual 4 bedroom detached house with a self-contained 1 bedroom annexe and situated close to the centre of the village. The property offers potential for updating and improvement and benefits from a large triple aspect living room with a basement, 4 double bedrooms and a first floor bathroom. Additional features include an annexe with a kitchen, living area, double bedroom and shower room. A large shingled driveway and parking area and front garden.

 4  2  1

Guide Price £400,000





LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.

ENTRANCE HALL

with part glazed entrance door.

LIVING ROOM

a triple aspect room with a door leading down to the basement.

KITCHEN

with a 1.5 bowl sink and drainer with mixer tap, fitted base and wall mounted cupboards, wood flooring, integrated eye level oven and grill, 4 burner gas hob with extractor hood over.

UTILITY ROOM

with a Worcester gas fired central heating boiler.

SHOWER ROOM

with a tiled shower cubicle, pedestal hand basin, low level WC, tiled flooring.

REAR LOBBY

with stairs leading to the first floor, uPVC double glazed door leading to the rear garden.

LEAN TO/CONSERVATORY

with tiled flooring, sliding patio door leading to the rear garden.

FIRST FLOOR**LANDING**

with access to;

BEDROOM 1

with access to the roof space.

BEDROOM 2**BEDROOM 3**

with part sloping ceilings.

BEDROOM 4

with part sloping ceilings.

BATHROOM

with a freestanding bath with shower attachment, hand basin, low level WC, heated towel rail.

ANNEXE

To the left hand side of the property is a self contained 1 bedroom annexe with a courtyard front garden. Accommodation comprising;

KITCHEN

with a stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted cupboard, integrated oven and grill with 4 burner gas hob and extractor hood over, half glazed entrance door.

SITTING ROOM

with a built-in cupboard with gas fired boiler, feature fireplace with brick facings, exposed beams.

INNER LOBBY

with a built-in cupboard.

BEDROOM

with a double built-in wardrobe.

SHOWER ROOM

with a tiled shower cubicle, hand basin, low level WC.

OUTSIDE

The property is situated close to the centre of the village set back from the road with a large shingled driveway to the front. The driveway is part shared with the barn to the right hand side.

Small side and rear garden part walled and enclosed with a fence laid to lawn with a paved patio area.

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band (Main House) - D
EPC Rating (Main House) - D
Council Tax Band (Annexe) - A
EPC Rating (Annexe) - Pending
The annexe is made from block limestone (clunch).

The property is in a conservation area.

We are advised that the trees at the property are subject to a tree preservation order (TPO).

Services:

Mains - Electricity, gas, water and sewerage.







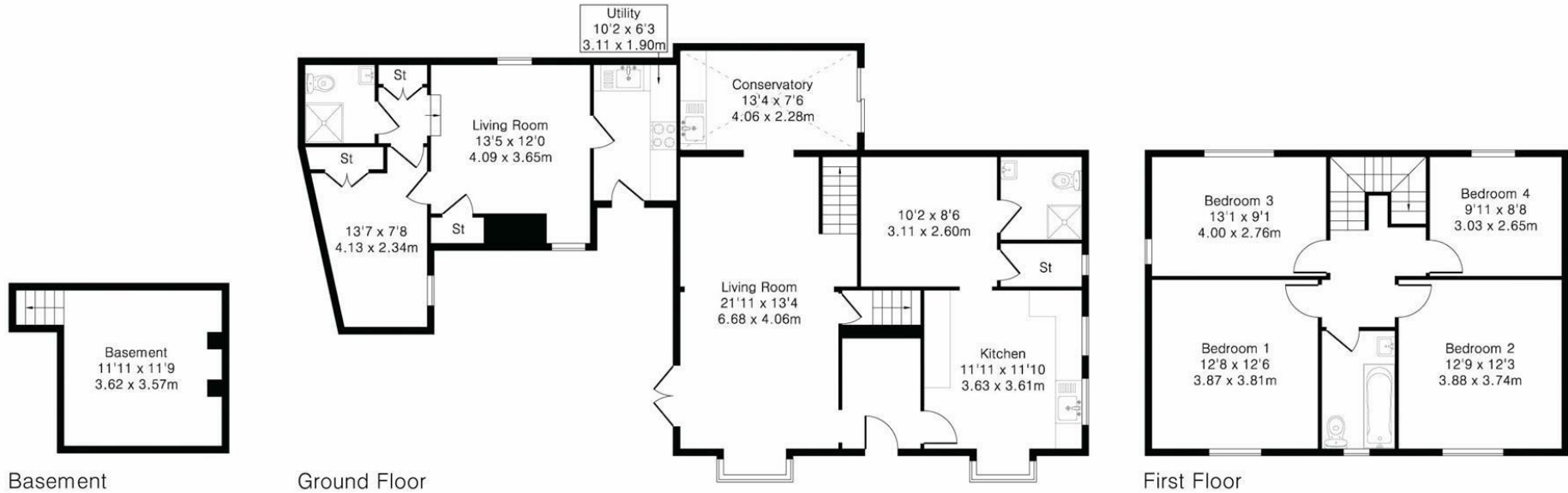
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 2003 sq ft – 187 sq m
 Basement Area 149 sq ft – 14 sq m
 Ground Floor Area 1179 sq ft – 110 sq m
 First Floor Area 675 sq ft – 63 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.

