



Church Street, Fordham, CB7 5NJ

CHEFFINS

Church Street

Fordham,
CB7 5NJ

- Grade II Listed
- Renovation Opportunity
- Great Location
- Generous, Well Established Plot
- Scope for Further Development
- Four Bedrooms
- NO CHAIN

A Grade II Listed detached period cottage set in a beautiful plot with large gardens and a range of outbuildings in the centre of this sought after village location. The accommodation briefly comprises of four bedrooms and bathroom on the first floor. On the ground floor the lounge and dining room can be open plan as they are separated by large wooden bi-fold doors. The kitchen is of a reasonable size and there is also a fully tanked cellar. Outside, there are two stables and a summerhouse as well as a modern double garage. The property is in need of modernisation and offers the buyer the opportunity to return the property to its former glory.

4 1 2

Offers In Excess Of £525,000





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 stairs to first floor.

KITCHEN

with a range of base and wall mounted units with worksurfaces over, twin stainless steel sink and drainer, space and plumbing for washing machine, built-in cupboards, double glazed sash window to the front.

LIVING ROOM

with door down to cellar, a double glazed window and a large sliding door leading out onto the patio with a view over the garden.

DINING ROOM

with a feature fireplace with gas fire and wooden surround, double bi-folding doors to sitting room, double glazed sash window to the front.

CELLAR

fully tanked with a built-in wine cellar, power and light.

REAR LOBBY

with ceramic tiled flooring and a door to the rear.

CLOAKROOM

with a low level WC, hand wash basin and a wall mounted gas boiler.

FIRST FLOOR**LANDING**

with access to the loft space (part boarded, with solar panel controls).

BEDROOM 1

with 2 built-in wardrobes and a double glazed sash window to the front.

BEDROOM 2

with a built-in wardrobe and a double glazed sash window to the front.

BEDROOM 3

with a built-in wardrobe and a double glazed window to the rear.

BEDROOM 4

with a built-in wardrobe, wash hand basin and a double glazed window to the rear.

BATHROOM

with a panelled bath with electric shower over, airing cupboard, double glazed window to the rear.

SEPARATE WC

with a low level WC.

OUTSIDE

There is a gravel driveway to the side of the property that leads to a lawned area behind the property with flower and shrub borders, various trees, a summerhouse and a coal shed.

To the front of the property is a low level hedgerow with a pathway to the front entrance door.

2X STABLE/STORE ROOMS

with power and light.

DOUBLE GARAGE

with power and light.

To the rear of the garage is a further lawned garden area.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1399.31 sq ft

Parking - Garage & Driveway

Utilities / Services

Electric Supply - Mains Supply

Gas Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating sources - Boiler and radiators, mains gas

Broadband Connected - No

Broadband Type - Fibre to the Cabinet Available

Mobile Signal/Coverage - Indoor and Outdoor Good

Listed - Grade 2

The property is on unregistered title.

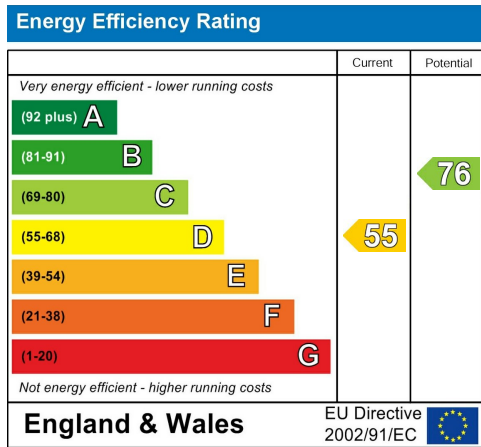
There are 12 fully operational solar PV panels owned outright, plus 3 solar hot water panels which have been disconnected.







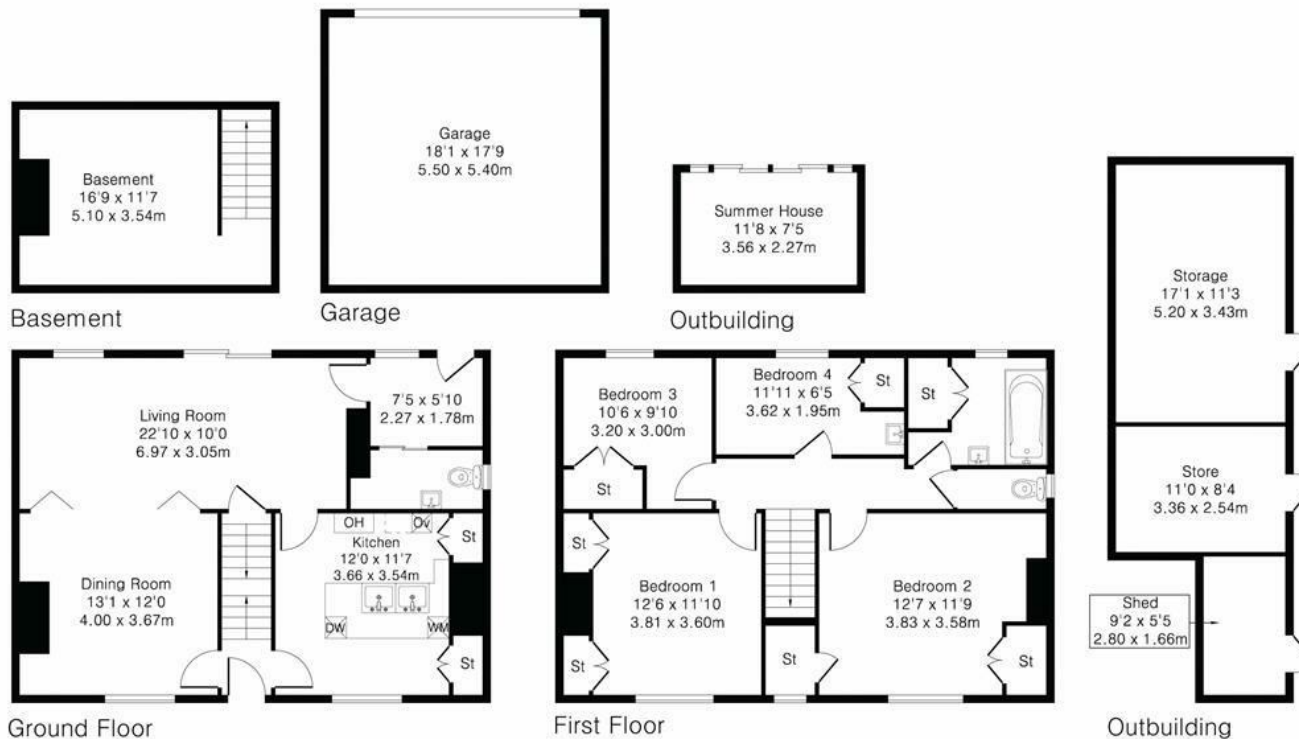




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 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 2019 sq ft – 188 sq m
 Basement Floor Area 194 sq ft – 18 sq m
 Ground Floor Area 684 sq ft – 64 sq m
 First Floor Area 714 sq ft – 66 sq m
 Garage Area 320 sq ft – 30 sq m
 Outbuilding Area 427 sq ft – 40 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.