



**Fordham Road, Soham Ely CB7 5AJ**

**welcome to**

## **Fordham Road, Soham Ely**

**\*\* OPEN HOUSE \*\*** Sunday 26th April 2026 12pm - 2pm. A well presented detached bungalow situated in a cul-de-sac position towards the outskirts of the town offering three bedrooms, addition of a conservatory, garage & driveway - offered to the market with no onward chain.

### **Entrance Hall**

With radiator, storage cupboard, loft access and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, wall mounted wash hand basin, radiator.

### **Kitchen**

11' 7" x 10' 5" ( 3.53m x 3.17m )

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in oven with separate hob and extractor over, spaces for washing machine and dishwasher, towel ladder radiator, double glazed window to front aspect and door to side.

### **Living Room**

15' 9" x 11' 4" ( 4.80m x 3.45m )

With radiator, feature fireplace with contemporary surround and sliding patio doors to:

### **Conservatory**

13' 9" x 7' 9" ( 4.19m x 2.36m )

Built on a brick base with double glazed windows, power and light, sliding patio doors to rear garden.





### **Bedroom One**

11' 11" x 11' 6" ( 3.63m x 3.51m )

With radiator and double glazed window to rear aspect.

### **Bedroom Two**

13' 2" into bay x 8' 11" ( 4.01m into bay x 2.72m )

With radiator and double glazed bay window to front aspect.

### **Bedroom Three**

11' 4" inc door recess x 7' 3" ( 3.45m inc door recess x 2.21m )

With radiator and double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with wash hand basin, low level w.c with enclosed cistern and storage, towel ladder radiator and double glazed window to front.

### **Outside**

To the front of the property there is a shallow open garden with a selection of shrub and plants with a pathway leading to the front door. To the right of the property is a driveway providing off road parking and leads to the single garage. The rear garden is predominantly laid to paving with a selection of shrub and plants.

### **Garage**

17' 1" x 8' 6" ( 5.21m x 2.59m )



***view this property online*** [williamhbrown.co.uk/Property/ELY110200](http://williamhbrown.co.uk/Property/ELY110200)



welcome to

## Fordham Road, Soham Ely

- No Onward Chain
- Detached Extended Bungalow
- Cul-De-Sac Position
- Three Bedrooms
- Addition of a Conservatory

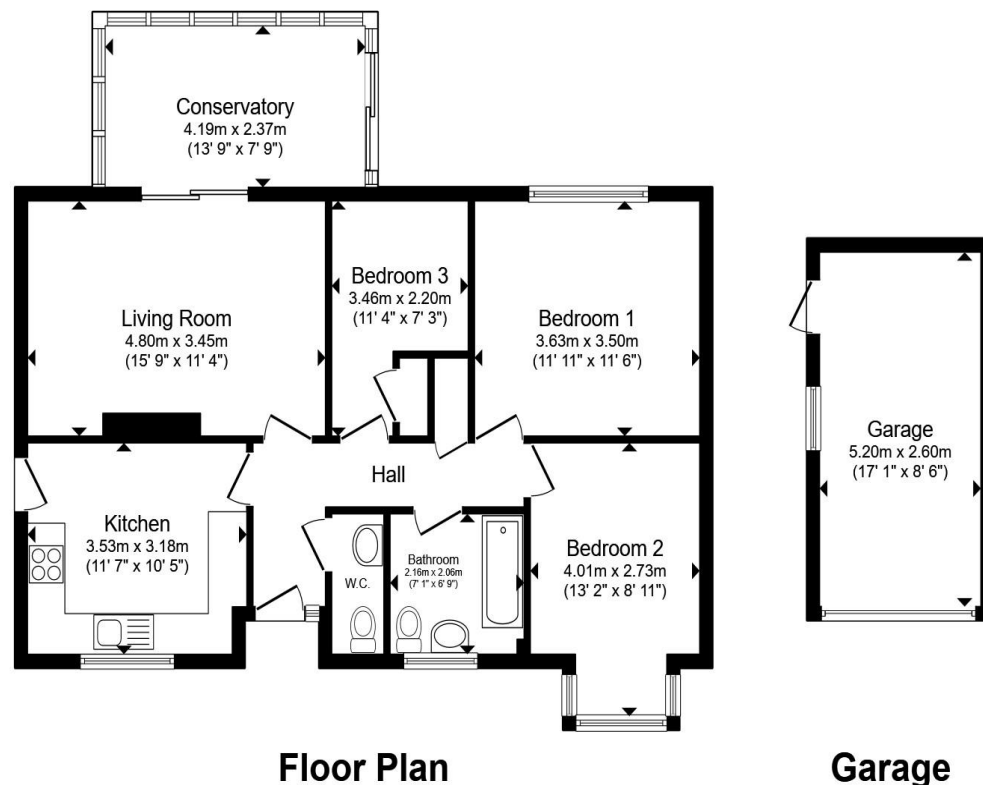
Tenure: Freehold

EPC Rating: D

Council Tax Band: C

offers over

**£315,000**



Total floor area 96.5 m<sup>2</sup> (1,039 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/ELY110200](http://williamhbrown.co.uk/Property/ELY110200)



Property Ref:  
ELY110200 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01353 663311**



[ely@williamhbrown.co.uk](mailto:ely@williamhbrown.co.uk)



6 Forehill, ELY, Cambridgeshire, CB7 4AF



[williamhbrown.co.uk](http://williamhbrown.co.uk)