



Terence Place Fordham

Pocock + Shaw

20 Terence Place
Fordham
Ely
Cambridgeshire
CB7 6AR

Stylish and immaculately presented, modern two bedroom semi-detached house with a generous landscaped rear garden, detached garage driveway and off road parking, pleasantly located in this desirable village setting.

Guide Price £315,000



Location The village of Fordham lies some 5 miles north of Newmarket, renowned as the British Headquarters of horse racing offering an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge and Ely just 12 miles away.

Accommodation

Entrance Hall with an entrance door, stairs rising to the first floor, radiator, wood effect flooring.

Sitting Room With two windows to the front aspect, under stairs storage cupboard, wood effect flooring, radiator, central heating thermostat.

Kitchen/Dining Room Fitted with a matching range of base and eye level units with worktop space over, composite 1, 1/4 sink unit with single drainer, mixer tap, soft close drawers, four ring induction hob with extractor over, electric double oven and microwave, integrated fridge, freezer, dishwasher and washing machine, and wine cooler. Wall mounted gas fired boiler. With a window to rear aspect, double patio doors leading to the rear garden, radiator, recessed ceiling lights, pendant light, wood effect flooring.

Inner lobby Wood effect flooring, doors to:

Cloakroom Fitted with a two piece suite comprising a low level WC, wall mounted wash hand basin, wood effect flooring.

Landing Fitted carpet, radiator, access to loft space door to storage cupboard, doors to:

Bedroom 1 With a window to front and window to side aspects, radiator, fitted carpet.

Bedroom 2 With a window to rear aspect, radiator, storage recess.

Bathroom Fitted with a matching three piece suite comprising bath with shower over, glass screen and mixer tap, low level wc, pedestal wash hand basin, full height tiled walls and surround, wall mounted mirror and shelf, extractor fan, radiator, window to rear aspect, wood effect flooring.

Outside, Front Laid mainly to lawn, plants and shrub border with a pathway leading to the front door and a paved driveway leading to the detached single garage.

Outside, Rear The generous rear garden is laid mainly to lawn with a paved patio seating area, fully enclosed with timber fencing, with a pathway leading to the covered pagoda, pedestrian gate to side. Planted with an interesting array of trees and shrubs. Outside water tap and wall mounted power points.

Detached garage With an up and over garage door, double patio doors to the garden area, power and light connected.

Agents Note There is an annual service charge of approximately £327 for the maintenance of communal green areas.

Services & Tenure

The property is freehold.

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a very low flood risk area.

The property has a registered title.

The property is of standard construction.

Internet connection, basic: 15, Superfast 206Mbps, Ultrafast: 1800Mbps.

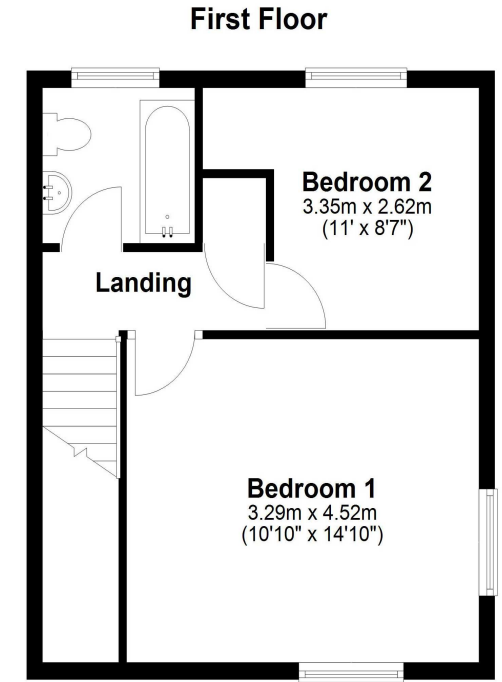
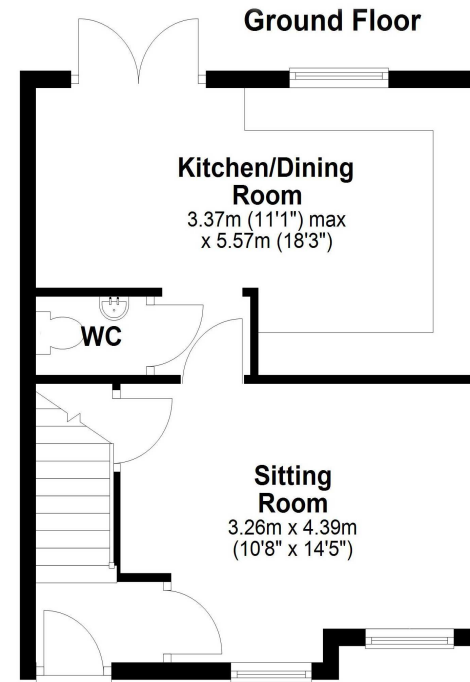
Mobile phone coverage by EE, Vodafone and O2 available.

EPC: B

Council Tax: C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw. PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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