

Church Street, Fordham, Ely, Cambridgeshire

Pocock + Shaw

21 Church Street
Fordham
Ely
Cambridgeshire
CB7 5NJ

An individual 2 bedroom detached bungalow offering potential for updating and improvement standing in a large plot in an attractive non-estate location close to the village church. The property is offered with no chain and benefits from 2 double bedrooms, 2 reception rooms and a conservatory. A particular feature is a delightful established garden with a total plot size of 0.14 acre (sts).

Offers invited £185,000









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 a part glazed entrance door.

Living room a double aspect room with a fireplace with flame effect gas fire, with stone effect hearth and surround, feature wooden archway with a pair of doors leading to the dining room.

Dining room with aspect to the living room.

Utility room formerly the kitchen with a sink and drainer and built in cupboards.

Bathroom with a bath, shower cubicle, hand basin and low level WC.

Kitchen a double aspect room with a range of fitted base and wall mounted units, sink and drainer, glazed door leading to the conservatory.

Conservatory with a pair of French doors leading to the garden.

Bedroom 1

Bedroom 2

Outside The property stands in a large plot of approximately 0.14 acre in an elevated position, set well back from the road and close to the village church. An elevated shingled garden to the front and a pathway leading to the property.

An open side access leads to a long rear garden laid to lawn with established hedge boundaries, mature trees and a large patio area.

Agents note There is no off road parking adjacent to the property.

Services and tenure

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.
The property is in Fordham conservation area and is in a low flood risk area.
The property has a registered title.
Internet connection, basic: 16Mbps, Superfast 80Mbps, Ultrafast: 1000Mbps.
Mobile phone coverage by the four major carriers available.
EPC: TBC

Council Tax C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS















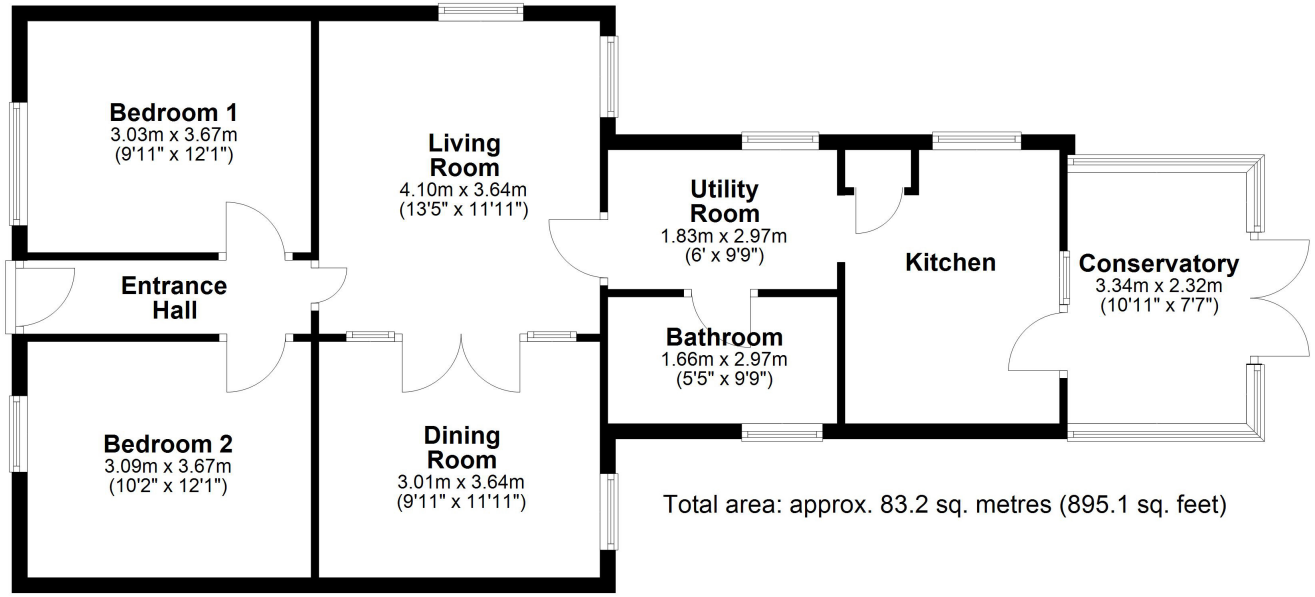

Total area: approx. 83.2 sq. metres (895.1 sq. feet)

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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