



**Fordham Road, Soham CB7 5AJ**

**welcome to**

## **Fordham Road, Soham**

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 )



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## Fordham Road, Soham Ely

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

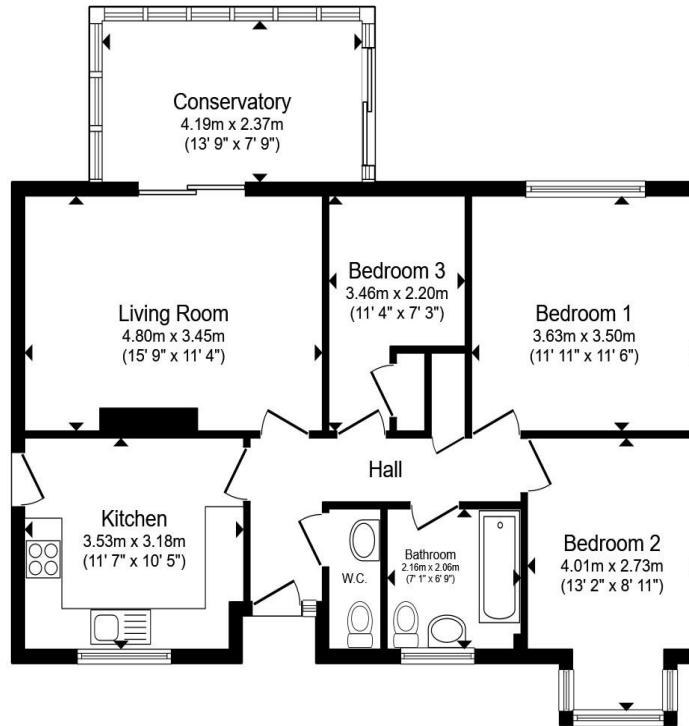
Tenure: Freehold

EPC Rating: D

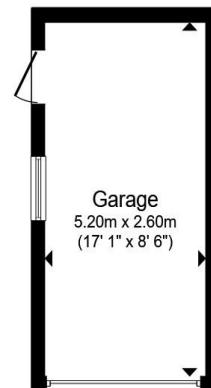
Council Tax Band: C

guide price

**£325,000**



**Floor Plan**



**Garage**

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