



Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this two bedroom semi-detached house in Carter Street, Fordham. Fordham is a popular and well-served Cambridgeshire village located just outside the historic cathedral city of Ely. The village offers a welcoming community atmosphere alongside a range of everyday amenities including local shops, a primary school, public houses, and recreational facilities, making it an appealing location for families, professionals, and those seeking village life while remaining well connected. Ely itself is only a short drive away and provides a wider selection of shopping, restaurants, and leisure facilities, as well as a mainline railway station with services to Cambridge, London and beyond. Cambridge is approximately 20 minutes away by car, offering world-class education, employment opportunities and vibrant city life. The surrounding countryside also provides excellent opportunities for walking, cycling and enjoying the outdoors. Fordham's convenient location, strong community feel and easy access to both Ely and Cambridge make it a highly desirable place to live.

This beautifully presented two-bedroom village home with a superb garden entertaining area and timber gazebo. Situated in the popular village of Fordham, just a short drive from Ely and Cambridge, this property would make an ideal first home, downsizer or investment opportunity.

The property opens into a bright and welcoming living room, where natural light pours through the front window and the space is centred around a wood burning stove fireplace, creating a cosy and inviting setting for relaxing or entertaining. The room flows naturally into the dining area, which comfortably accommodates a family dining table and enjoys views out towards the garden.

Beyond the dining space is a well-appointed galley kitchen, recently fitted with high quality cabinets in a modern shaker-style cabinetry, wooden worktops and tiled splashbacks. The kitchen sink benefits from a waste disposal, and the recently fitted combi boiler is found at the rear of the kitchen. The kitchen offers excellent storage and workspace, with a door leading through to the rear section of the property where the family bathroom is located, fitted with a bath, wash basin and WC.

Upstairs, the first floor provides two generously sized bedrooms. The principal bedroom is a spacious double overlooking the rear garden, while the second bedroom is another well-proportioned room that could serve equally

well as a guest bedroom, nursery or home office.

Outside, the rear garden is a real highlight of the property. Thoughtfully arranged with a combination of lawn, decking and patio areas, it provides a fantastic space for outdoor dining and entertaining. A substantial timber gazebo creates a covered seating and barbecue area, offering a perfect setting for gatherings throughout the warmer months.

With its stylish presentation, sought-after village location and fantastic pergola-covered entertaining area, this property offers a wonderful opportunity for buyers looking for a home ready to move straight into, and viewing is highly recommended to fully appreciate the space and outdoor lifestyle on offer.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

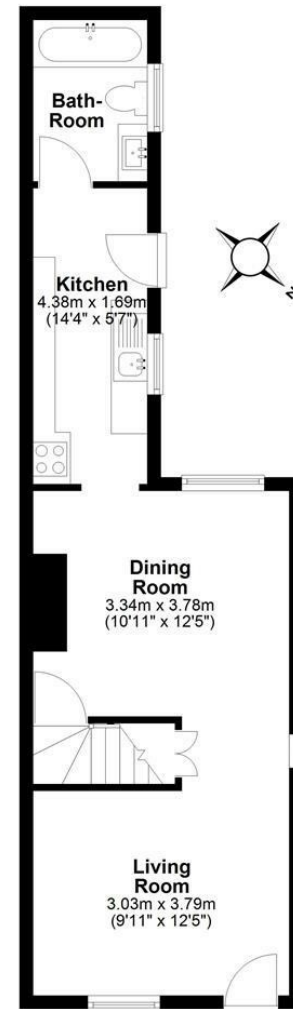
Tenure: Freehold
Council Tax Band: B





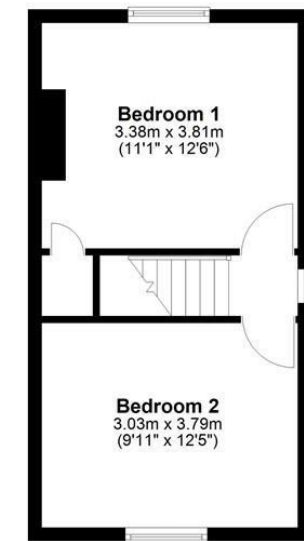
Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

