



Fordham Road, Soham CB7 5AH

welcome to

Fordham Road, Soham

A detached family home providing approximately 2000 Sq Ft of accommodation situated in a non-estate position in the expanding town of Soham offering four bedrooms, four reception rooms and a generous size beautifully presented gardens - Viewing highly recommended.

Entrance Hall

With radiator, storage cupboard, stairs leading to first floor with storage alcove beneath and doors to:

Living Room

With two radiators, feature fireplace and double glazed bay window to front aspect.

Living Room

With two radiators, feature fireplace and double glazed bay window to front aspect.

Dining Room

With radiator and double glazed window to side aspect.

Kitchen

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over and feature window over looking garden room, space for freestanding cooker with extractor over, spaces for under counter appliances, radiator and double glazed window to side aspect.

Rear Hall

With radiator, sky light , double glazed door to rear garden and doors to:

Garden Room

With radiator, double glazed window to side aspect and French doors with glazed side panels to rear garden.

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin, radiator and double glazed window to rear.

Utility Room

A useful space with base units to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, spaces for appliances, radiator and double glazed windows to side and rear aspects.





First Floor Landing

Galleried style landing, airing cupboard, double glazed window to front aspect and doors to:

Bedroom One

With walk in wardrobe and dressing area, door to en-suite, door to shower enclosure, towel ladder radiator, fitted wardrobes, further radiator and two double glazed windows to rear aspect.

En-Suite

Fitted with a suite comprising low level w.c, pedestal wash hand basin and extractor. Shower enclosure is separate from the en-suite.

Bedroom Two

With radiator, dual aspect with double glazed windows to front and side.

Bedroom Three

With radiator, range of fitted wardrobes and drawers, double glazed window to front aspect.

Bedroom Four

With radiator, dual aspect with double glazed windows to side and rear.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap over and electric shower, vanity unit with low level w.c, wash hand basin and storage cupboards, radiator, extractor and double glazed window to rear.

Outside

The property benefits from an 'in and out' driveway providing ample off road parking. The remainder of the front garden has shrub, plant and tree borders. The rear garden is accessible from both sides of the property and is of generous size and landscaped. The garden has been designed to offer shaded entertaining areas around the garden and has an array of established shrubs, plants and tree bedding areas which border the lawned areas.

Workshop

A useful workshop providing an outdoor work space with storage, power and lighting.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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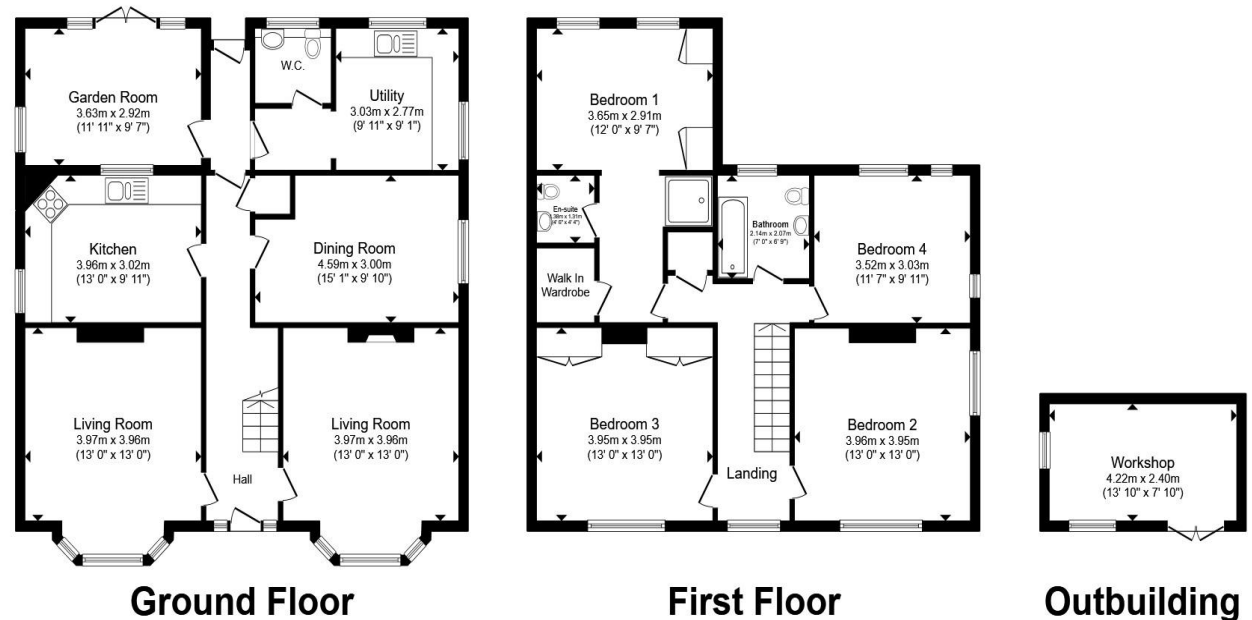
welcome to

Fordham Road, Soham Ely

- Approx 2000 Sq Ft
- Detached Family Home
- Generous Beautiful Gardens
- Four Bedrooms
- Four Reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£550,000



Total floor area 192.0 m² (2,066 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



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Property Ref:
ELY110458 - 0004

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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



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk