



**Larkhall Road, Fordham CB7 5LT**

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## **Block Farm 21 Larkhall Road, Fordham, Ely, Cambridgeshire, CB7 5LT**

An attractive three bedroom detached farm cottage which lies in a rural setting at the end of a country lane, adjacent to a small holding with wonderful views over open countryside. EPC E (40). Available Mid March.

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Bathroom
- Views over open countryside
- Driveway parking for several vehicles
- Oil Heating

**Rent £1350pcm Deposit £1557**  
**Non Managed Property**



**FORDHAM** lies some 5 miles north of Newmarket, renowned as the British Headquarters of horse racing offering 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. Fordham itself offers a good range of facilities including two garden nurseries, a highly regarded primary school, shops, garage, 2 public houses, restaurant and church. It also has a regular bus service and is well placed for access to the A14 dual carriageway to both Cambridge and Bury St Edmunds.

**ENTRANCE HALL** with laminate flooring and stairs to first floor.

**KITCHEN/BREAKFAST ROOM** 14'1" x 14'1" (4.30 m x 4.30 m) with a range of matching base and wall mounted units and drawers, black granite work surfaces, inset single stainless steel sink and drainer. Tiled floor. Fitted electric oven and hob with extractor fan over. Integrated fridge, space and plumbing for dishwasher.

**UTILITY ROOM** 10'6" x 5'11" (3.20 m x 1.80 m) with range of base cupboards with black granite work surface, inset stainless steel single sink and drainer, space and plumbing for washing machine, space for tumble dryer. Oil fired boiler for central heating and hot water systems.

**DINING ROOM** 14'1" x 9'10" (4.30 m x 3.00 m) with laminate flooring and exposed brick fireplace (for decorative purposes only).

**SITTING ROOM** 14'1" x 19'8" (4.30 m x 6.00 m) with French doors opening to south facing front garden and exposed brick fireplace (for decorative purposes only).

**CLOAKROOM** with matching white two piece suite comprising low level WC and wash hand basin.

**FIRST FLOOR LANDING** with useful linen cupboard.

**BEDROOM 1** 14'1" x 10'2" (4.30 m x 3.10 m)

**BEDROOM 2** 14'1" x 8'2" (4.30 m x 2.50 m)

**BEDROOM 3** 10'6" x 7'7" (3.20 m x 2.30 m)

**BATHROOM** with matching white panelled bath, wash hand basin, low level WC and separate shower cubicle. Tiled flooring.

**EXTERIOR** There is a small lawned garden to the rear of the house, the majority of the garden lies to the front which is lawned and has a patio. Oil tank.

There is driveway parking for several vehicles.

**NOTES** The property is non managed.

Oil Heating

Deposit: £1557.00

Minimum 12 month Let

EPC Rating E (40)

Council Tax Band C

The fireplaces are for decorative purposes only and cannot be used.

**VIEWING** By arrangement with Pocock & Shaw

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**REF** JVD/3076



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.