Terence Place, Fordham, Ely, Cambridgeshire

Pocock + Shaw

8 Terence Place
Fordham
Ely
Cambridgeshire
CB7 6AR

A superbly presented modern semi-detached home, ideally positioned within a well-regarded village and enjoying attractive views across an open green. The property offers 2 double bedrooms, a bright and welcoming living room, a ground floor cloakroom, 2 parking spaces and an established rear garden with an outlook over neighbouring gardens.

Guide Price £282,500

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 door, stairs leading to the first floor.

Living room with two windows to the front aspect, under stair cupboard.

Inner hallway

Cloakroom with a handbasin and low level WC.

Kitchen/dining room with a range of fitted base and wall mounted units, worktops with sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hod over, cupboard housing a gas fired combination boiler, wood effect flooring and a pair of French doors leading to the garden.

First floor

Landing with a cupboard with a radiator.

Bedroom 1 a double aspect room.

Bedroom 2 with window to the rear.

Bathroom with a white suite comprising a bath and shower over, hand basin with storage under, low level WC and part tiled walls.

Outside The property is attractively positioned overlooking a large open green. The front garden is shingled with plants and feature stones and a pathway leading to the front door.

At the rear is a fenced garden with a lawn and attractive shrub and flower borders, a paved patio area and a gated side access.

A driveway to the side provides parking for 2 vehicles.

Services and tenure

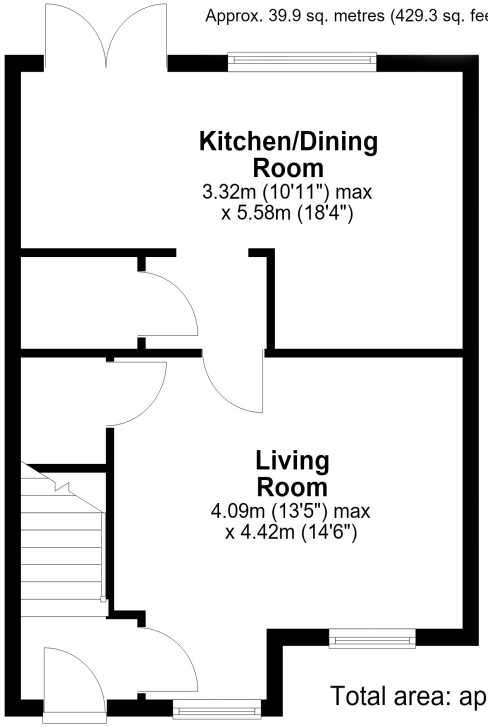
Tenure The property is freehold.

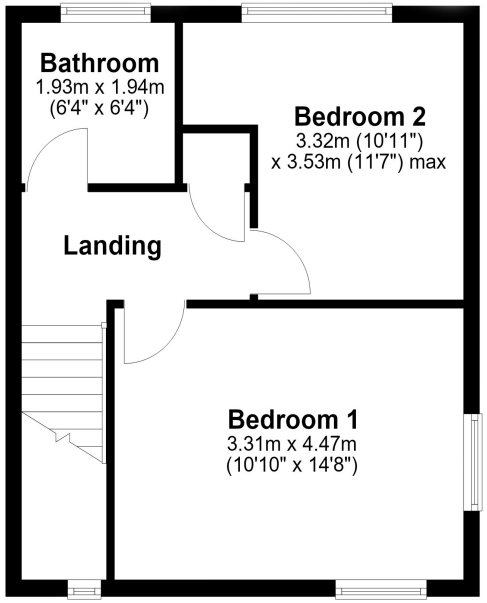
Please note there is an annual service charge for the maintenance of the green areas.

Services
Mains water, gas, drainage and electricity are connected.
The property is not in a conservation area and is in a low flood risk area.
The property has a registered title.
Internet connection, basic: 15Mbps, Superfast 170 Mbps, Ultrafast: 1800Mbps.
Mobile phone coverage by the four major carriers available.
EPC: B

Council Tax C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 77.5 sq. metres (834.4 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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