King James Close, Fordham CB7 5ZH

Guide Price £121,500

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An opportunity to purchase a 45% share in a modern two-bedroom semi-detached home situated in a popular development within the highly sought-after village of Fordham.

With picturesque open-field views to the front, this home offers a well-designed layout comprising a stylish kitchen, a spacious lounge/diner, a cloakroom, two double bedrooms, and a family bathroom. The property benefits from gas central heating and double-glazed windows throughout.

Outside, there is an enclosed rear garden, mainly laid to lawn. The front of the property features a private driveway offering off-road parking for two vehicles, with additional visitor parking available nearby.

Subject to affordability, there is an opportunity to purchase a larger share of the property, with the option to staircase up to 100% ownership.

Entrance
Entrance with opening to kitchen. Doors leading to living/dining room and cloakroom. Stairs to first floor. Radiator.

Kitchen 10'10" x 5'0" (3.31m x 1.54m)
Modern kitchen with a range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas ring hob and extractor over with stainless steel splashback. Space and plumbing for washing machine. Space for fridge/freezer. Wood effect flooring. Window overlooking front aspect. Opening to entrance.

Living/Dining Room 13'11" x 12'3" (4.25m x 3.75m)
Spacious living/dining room with French doors leading to rear garden. Radiator. Door to entrance and under stair storage cupboard.

Cloakroom
Modern white suite comprising low level W.C. and hand basin with mixer tap over. Obscured window. Door to entrance.

Landing
Doors leading to bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 9'3" x 12'4" (2.82m x 3.76m)
Spacious double bedroom with window overlooking rear aspect. Radiator. Door leading to landing.

Bedroom 2 8'8" x 12'3" (2.65m x 3.74m)
Double bedroom with dual windows overlooking front aspect. Bult-in cupboard. Radiator. Door leading to landing.

Bathroom
Modern white suite comprising low level W.C., hand basin with mixer tap over and tiled splashback and panelled bath with shower over and glass screen. Wood effect flooring. Radiator. Door to landing.

Outside - Front
Hardstanding area, providing off road parking. Pathway leading to side access gate and front door with storm porch over. Shrub planting.

Outside - Rear
Enclosed rear garden with patio area outside living/dining room. Laid to lawn. Side access gate leading to front.

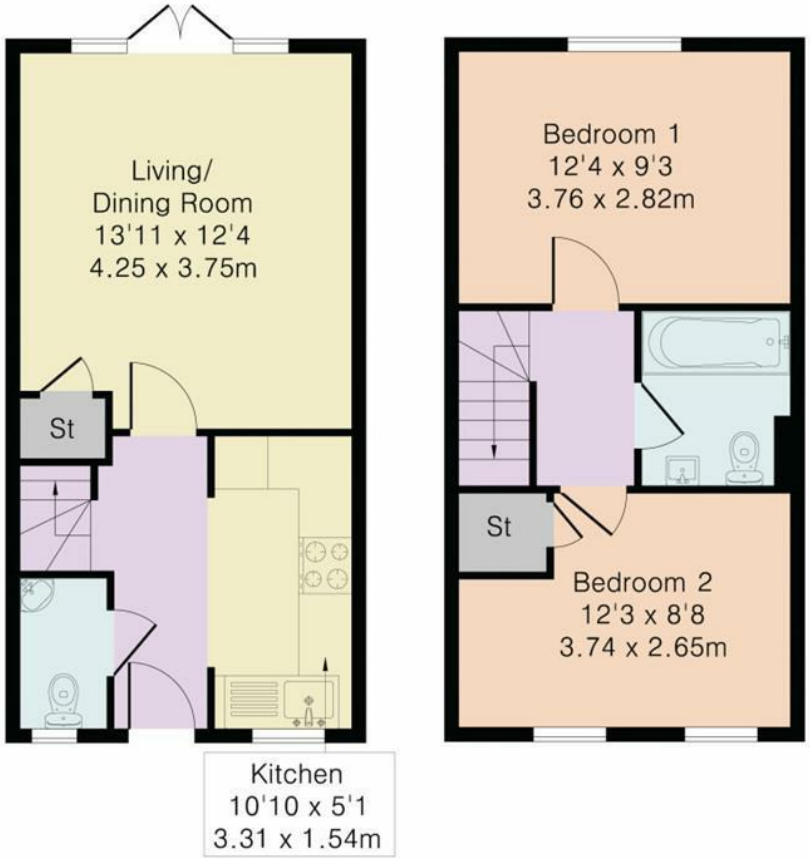
PROPERTY INFORMATION
Maintenance fee - Total £404.75 (Rent £352.81, Service £51.86) includes building insurance

EPC - B
Tenure - Shared Ownership
Council Tax Band - B (East Cambs)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 57 SQM
Parking – Allocated
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected -Wired for fibre-optic broadband, and has a built in fibre box under the stairs. It also has internal wiring within the walls connecting to this box, coming out in both the living room and the main bedroom.
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of
Location - What 3 Words - ///nasal.passenger.graph

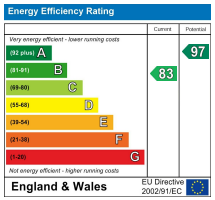
Approximate Gross Internal Area 616 sq ft - 58 sq m

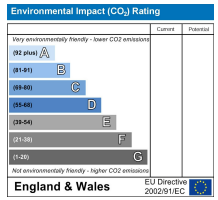
Ground Floor Area 308 sq ft – 29 sq m

First Floor Area 308 sq ft – 29 sq m



Ground Floor First Floor





PINK PLAN

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