



Mill Lane, Fordham, Ely, Cambridgeshire

Pocock + Shaw

49 Mill Lane  
Fordham  
Ely  
Cambridgeshire  
CB7 5NH

A charming 4-bedroom Victorian terraced home, sympathetically extended with accommodation over 3 floors and standing in a sought-after village location. The property is beautifully presented and includes a superb open-plan living/dining room, a modern kitchen and bathroom and an excellent attic room. Additional features are off road parking for two vehicles and a landscaped enclosed rear garden.

Guide Price £300,000



**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

**Living room/dining room** with a part glazed entrance door, fireplace with brick hearth and surround and quarry tiled hearth, built in cupboards and shelving, wood effect flooring, glazed door leading to the garden.

**Rear lobby** with a door leading to stairs to the first floor, wood effect flooring.

**Kitchen** with a range of shaker style fitted base and wall mounted units, worktops with inset sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, integrated fridge and freezer, cupboard housing the gas fired combination boiler, recessed ceiling lighting, terracotta tiled flooring.

**Bathroom** with a bath with shower over, hand basin with storage under, concealed cistern low level WC.

## First floor

**Landing** with stairs leading to the second floor,

**Bedroom 1** with a range of fitted wardrobes and cupboard storage, original wood flooring, feature wall panelling.

**Bedroom 3** with built-in cupboards and storage.

**Bedroom 4** with part sloping ceilings.

**Second floor landing** opening to;

**Bedroom 2** a double aspect room with Velux windows to the front and rear, feature wall panelling, sloping ceilings and eaves storage.

**Outside** The property stands in an elevated position in a sought-after village location. At the front is a block paved driveway with parking for two vehicles. To the rear of the house is a landscaped low maintenance garden, with a lawn and two patio areas, a covered lean-to leads to the rear door to the house.

A gated side access provides rights of way for neighbouring properties to access their rear gardens. In turn, this property benefits from a right of way over the rear garden of No. 51. We are advised that this access is very rarely used.

**Agents' Note** An application for First Registration (Form FR1) is being submitted to HM Land Registry to register the garden plot under Possessory Title on the basis of adverse possession. The application is supported by a Statement of Truth detailing the owners' continuous and exclusive occupation and use of the garden.

The application is subject to HM Land Registry's requirements and there is no guarantee that Possessory Title will be granted.

An Adverse Possession / Defective Title Indemnity Policy may also be available as an alternative for a purchaser who does not wish to await the outcome of the Land Registry application.

**Tenure** The property is freehold.

**Services** Mains water, gas, drainage and electricity are connected.

The property is in Fordham conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Superfast 80Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: E

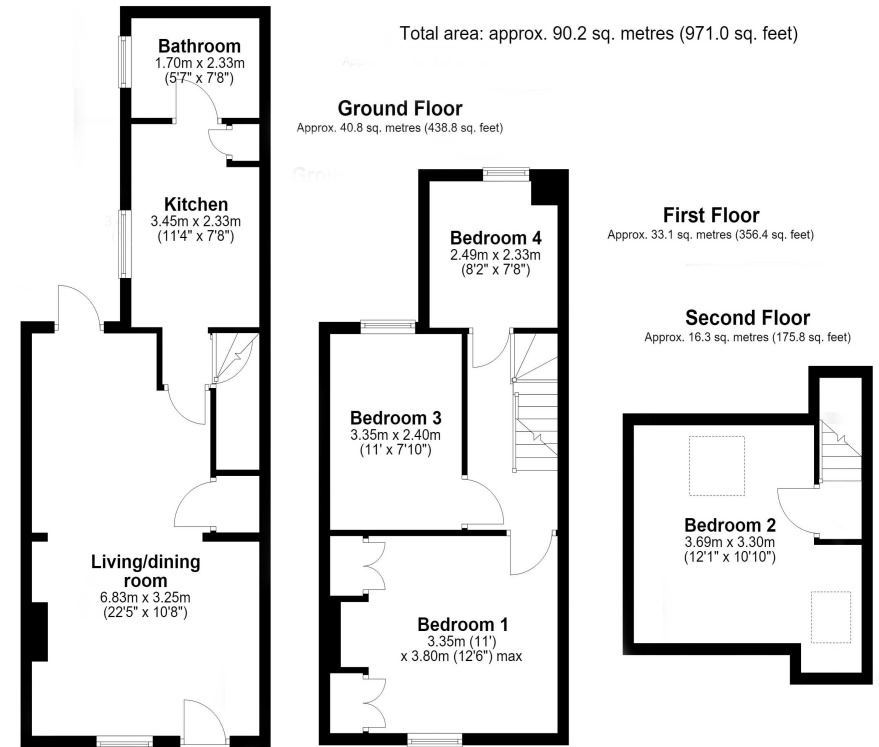
**Council Tax** B East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





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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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