



Isleham Road, Fordham, CB7 5NN

**CHEFFINS**

# Isleham Road

Fordham,  
CB7 5NN

- Semi-Detached House
- 4 Bedrooms - 1 Ensuite on First Floor
- Versatile Family Room/Further Bedroom on Ground Floor
- Dual Aspect Living Room
- Long Enclosed South Facing Rear Garden
- Village Location Surrounded by Farmland
- Versatile Accommodation
- Solar Panels & Air Source Heating
- Driveway Providing Off-Road Parking

A spacious and versatile semi-detached home set within a sought after village, surrounded by open farmland. The flexible layout currently offers 4 bedrooms on the first floor, including an en-suite shower room and modern family bathroom. The ground floor provides an additional bedroom/family room, a shower room as well as a bright dual aspect living/dining room. Outside, the property benefits from a driveway providing off-road parking, a paved rear garden directly adjoining the house and a further impressive South facing garden extending along the side.

4 3 2

**Guide Price £400,000**





## LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.

**ENTRANCE HALL**

with entrance door, radiator, stairs to the first floor landing, window to the front aspect.

**KITCHEN**

with a range of built-in wall and base mounted units with work surfaces over, stainless steel sink, space and plumbing for washing machine and tumble dryer, built-in eye level double oven, induction hob with extractor hood over, space for fridge/freezer, window to the rear aspect and half glazed door to the garden.

**LIVING/DINING ROOM**

A dual aspect room with a window to the front aspect and French doors to the rear garden, radiator.

**FAMILY ROOM/BEDROOM**

A versatile room with a window to the rear aspect.

Currently being utilised as an AirBnb, with its own entrance via the inner hall providing access to the shower room and bedroom. As well as offering income potential, it is also ideal for a multi-generational living space or for home working.

**INNER HALL**

with further entrance door.

**SHOWER ROOM**

with a low level WC, shower cubicle, hand wash basin.

**FIRST FLOOR****LANDING****BEDROOM 1**

with a radiator, window to the front aspect.

**BEDROOM 2**

with a radiator, window to the rear aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, hand wash basin, shower cubicle, heated towel rail.

**BEDROOM 3**

with a radiator, window to the front aspect.

**BEDROOM 4/STUDY**

with a radiator, window to the front aspect.

**BATHROOM**

with a side panelled bath, hand wash basin, low level WC, built-in storage cupboard, window to the rear aspect.

**OUTSIDE**

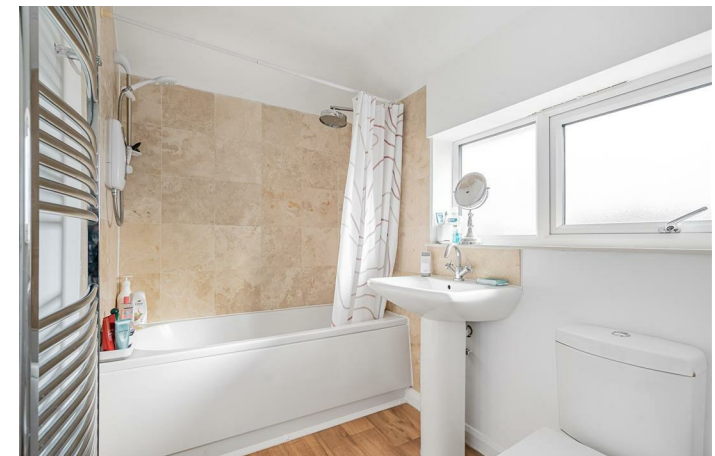
To the front of the property is a hardstanding driveway providing off road parking for 2 vehicles, and a small front garden area mainly laid to lawn with flower and shrubs, paved pathway leading to the entrance door.

To the rear is a private South facing garden with a paved patio area adjoining the property with a lawned area and pathway providing access to an additional secret large garden backing onto open fields. The larger back garden is a former allotment, and features 3 outbuildings, the largest of which is insulated with its own power supply. This section of garden had been covered by weed-suppressing membrane so that it will be weed free and ready to plant.


**SALES AGENTS NOTES**

The property benefits from Solar Panels (installed in 2022 and owned outright, excess energy can be sold back to the grid)

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



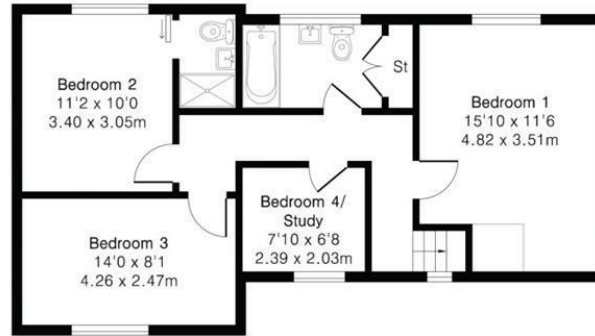
Guide Price £400,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - East Cambridgeshire



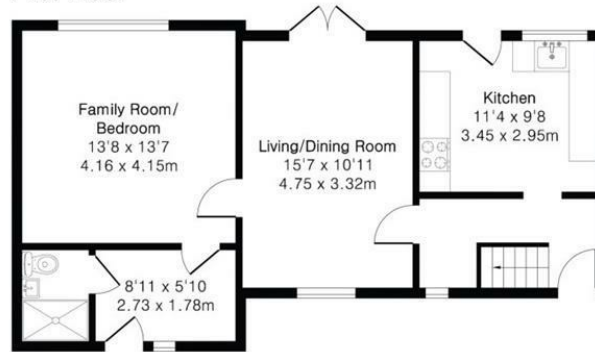
**Approximate Gross Internal Area 1280 sq ft - 118 sq m**

Ground Floor Area 640 sq ft – 59 sq m

First Floor Area 640 sq ft – 59 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.