

Carter Street, Fordham, CB7 5NG

CHEFFINS

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Guide Price £215,000

- 3 Bedroom Semi-Detached House
- Renovation Opportunity - Work required
- NO CHAIN
- South Facing Long Rear Garden
- Driveway Providing Off-Road Parking
- Ground Floor Shower Room
- Reduced Significantly - Priced To Sell



A 3 bedroom semi-detached property located in the centre of the village and offered with NO CHAIN. The property offers scope for modernisation and improvement benefiting from an open plan living/dining room, a kitchen and utility area, a ground floor shower room and 3 bedrooms. External features include a South facing long rear garden and a driveway to the side providing off-road parking for multiple vehicles. Viewing Recommended.









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.

LIVING/DINING ROOM
with a fireplace with an electric fire and brick built surround, radiator, double glazed entrance door and a double glazed window to the front aspect.

Open plan with the dining area with a large under stairs cupboard, radiator, door leading to the stairs up to the first floor landing, double glazed window to the rear aspect.

KITCHEN
with a range of wall and base units with work surfaces over, cupboard housing the water cylinder, stainless steel sink with mixer taps, built-in fridge, vinyl flooring, tiled splashbacks, radiator, double glazed window to the side aspect.

UTILITY AREA
with space and plumbing for a washing machine, hand wash basin, vinyl flooring, radiator, double glazed window to the side aspect.

SHOWER ROOM
with a low level WC, pedestal wash hand basin, large walk-in shower with electric shower, radiator, built-in storage, 2 double glazed windows to the side aspect.

FIRST FLOOR

LANDING

BEDROOM 1
with a radiator, built-in storage cupboard housing the gas boiler, double glazed window to the rear aspect.

BEDROOM 2
with a radiator, double glazed window to the side aspect.

BEDROOM 3
with a radiator, double glazed window to the front aspect.

OUTSIDE
To the side of the property is a shingled driveway providing parking for 3/4 cars with pathway access.

The long enclosed rear garden is South facing and mainly laid to lawn with various flower beds and vegetable planters with a timber shed and greenhouse. A large timber built shed sits on a hardstanding area with an outside tap and lighting.

Further outside brick built storage with power and light.

Sales Agents Notes
Please note the property is not currently registered with HM Land Registry and the sale is subject to Probate being granted.

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





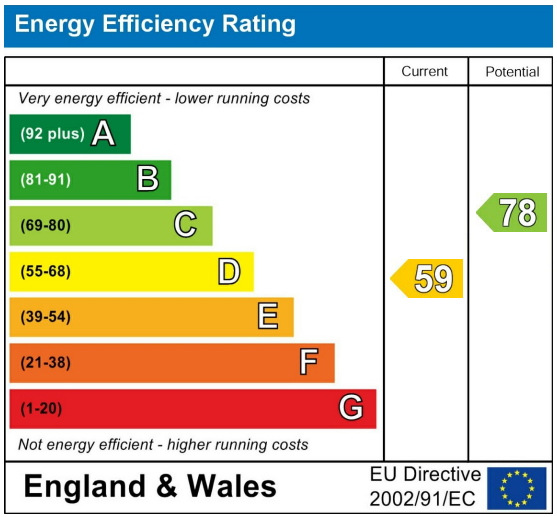




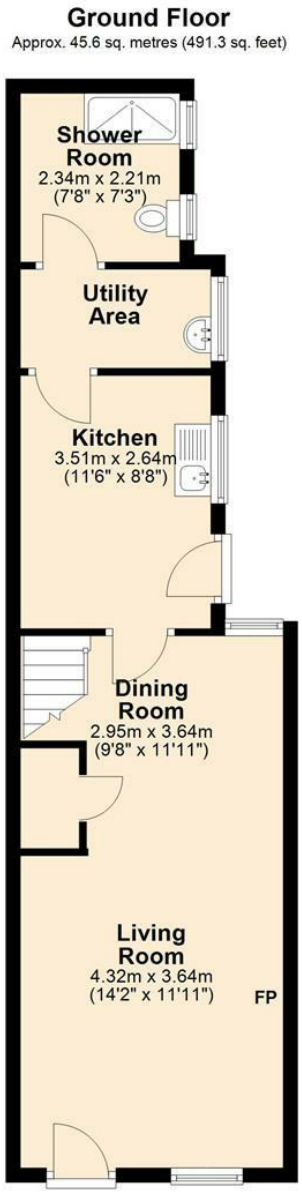


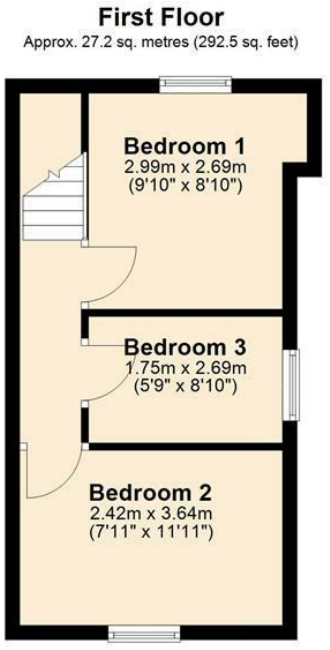






Guide Price £215,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambridgeshire





Total area: approx. 72.8 sq. metres (783.8 sq. feet)

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.