



Market Street, Fordham, Ely, Cambridgeshire

Pocock + Shaw

50 Market Street
Fordham
Cambridgeshire
CB7 5LQ

A charming three-bedroom late Victorian terraced home, offered with no chain and with excellent potential for further enhancement and modernisation. Conveniently situated opposite the village garden centre, the property offers well-proportioned accommodation, with two reception rooms, together with a particularly delightful and generously sized rear garden, beautifully established with mature trees and shrubs.

Guide Price £275,000



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

Entrance hall With a part glazed entrance door, stairs leading to the first floor.

Living room With an open fireplace with a stone hearth and brick surround, pair of sliding doors leading to the dining room and bay window to the front aspect.

Dining room with an under stair recess.

Kitchen with a range of fitted base and wall mounted units, worktops with recessed sink and drainer, integrated oven and grill with 4 ring ceramic hob and extractor over., half glazed door leading to the porch.

BATHROOM with a bath with mixer tap and shower over, hand basin and low level WC, tiled walls.

Rear porch Partly glazed and with a door leading to the rear garden.

First floor landing With a built in cupboard.

Bedroom 1 With fitted wardrobes and drawer storage, sash window to the front aspect.

Bedroom 2 With a built in cupboard.

Bedroom 3 with built in cupboard storage and an airing cupboard with hot water cylinder.

Outside To the front of the property is an open-plan shingled garden with a pathway leading to a covered entrance porch, featuring an attractive ornate period tiled floor.

To the rear of the house is a partially walled garden, laid to lawn with established shrubs and useful brick outbuildings. A pathway continues past a further substantial brick-built outbuilding, leading through to a truly delightful and extensive garden beyond.

This wonderful garden is predominantly laid to lawn and enjoys a wealth of established shrubs and mature trees, creating a charming and secluded setting.

A timber-framed summerhouse, complemented by a paved patio area, provides an inviting place to sit and relax whilst enjoying views back towards the house.

AGENTS' NOTE 1- A pedestrian right of way extends across the side and rear of No. 48 Market Street, providing access to the rear garden. The pathway continues across the property to serve the adjoining property, No. 52 Market Street.

2- A number of the images in this listing have been digitally enhanced or altered using artificial intelligence (AI) for presentation purposes.

Services and Tenure

Tenure The property is freehold.

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 is unregistered.

Internet connection, basic: 16Mbps, Superfast 80Mbps,

Ultrafast: 1800Mbps.

Mobile phone coverage by EE and Three available.

EPC: C

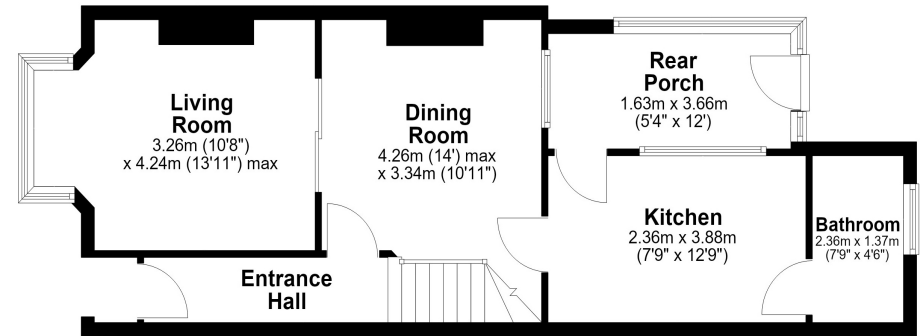
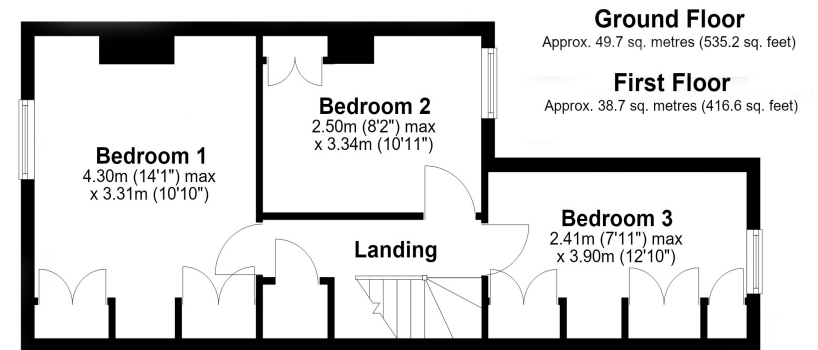
Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 88.4 sq. metres (951.8 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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