

2 BED SEMI DETACHED · TO LET

Terence Place

Terence Place, Fordham, Ely CB7

2

DOUBLE BEDROOMS

1

BATHROOM

722

SQ FT APPROX.

2

PARKING SPACES

RENT

£1,350 pcm

Detached garage · Enclosed rear garden
01279 295940 · blacksheepresidential.co.uk

01 · THE HOME

A modern home in a village setting

AT A GLANCE

Two double bedrooms, a garage and a driveway for two cars, in the village of Fordham.

This is a modern semi detached house in the popular village of Fordham, with a lawned frontage, a driveway for two cars and a detached garage with power and light.

The ground floor has an entrance hall leading to the living room, with Karndean flooring and under stairs storage, a cloakroom, and a kitchen and dining room with patio doors out to the garden.

Upstairs are two double bedrooms and a bathroom. Outside, the enclosed rear garden has a patio and a timber shed.





02 · KEY FEATURES

Everything in its place

- ✓ Modern semi detached house
- ✓ Kitchen and dining room
- ✓ Living room with Karndean flooring
- ✓ Enclosed rear garden with patio and shed
- ✓ Driveway for two cars
- ✓ Two double bedrooms
- ✓ Integrated appliances, including a wine fridge
- ✓ Ground floor cloakroom
- ✓ Detached garage with power and light
- ✓ Gas central heating

£1,350
PER MONTH

67.1
SQ M APPROX.

Freehold
HOUSE

Gas
CENTRAL HEATING

03 · LIVING ROOM

Light, space and Karndean floors



Living room **3.15 × 4.37 m 10'4" × 14'4"**
Karndean flooring and under stairs storage.



Entrance hall and cloakroom
Stairs to the first floor and a ground floor WC.

04 · KITCHEN AND DINING

Built for everyday life



Kitchen and dining room 3.09 × 5.55 m 10'2" × 18'2"

Four ring hob, oven and extractor, with an integrated fridge, freezer, washer dryer and wine fridge.

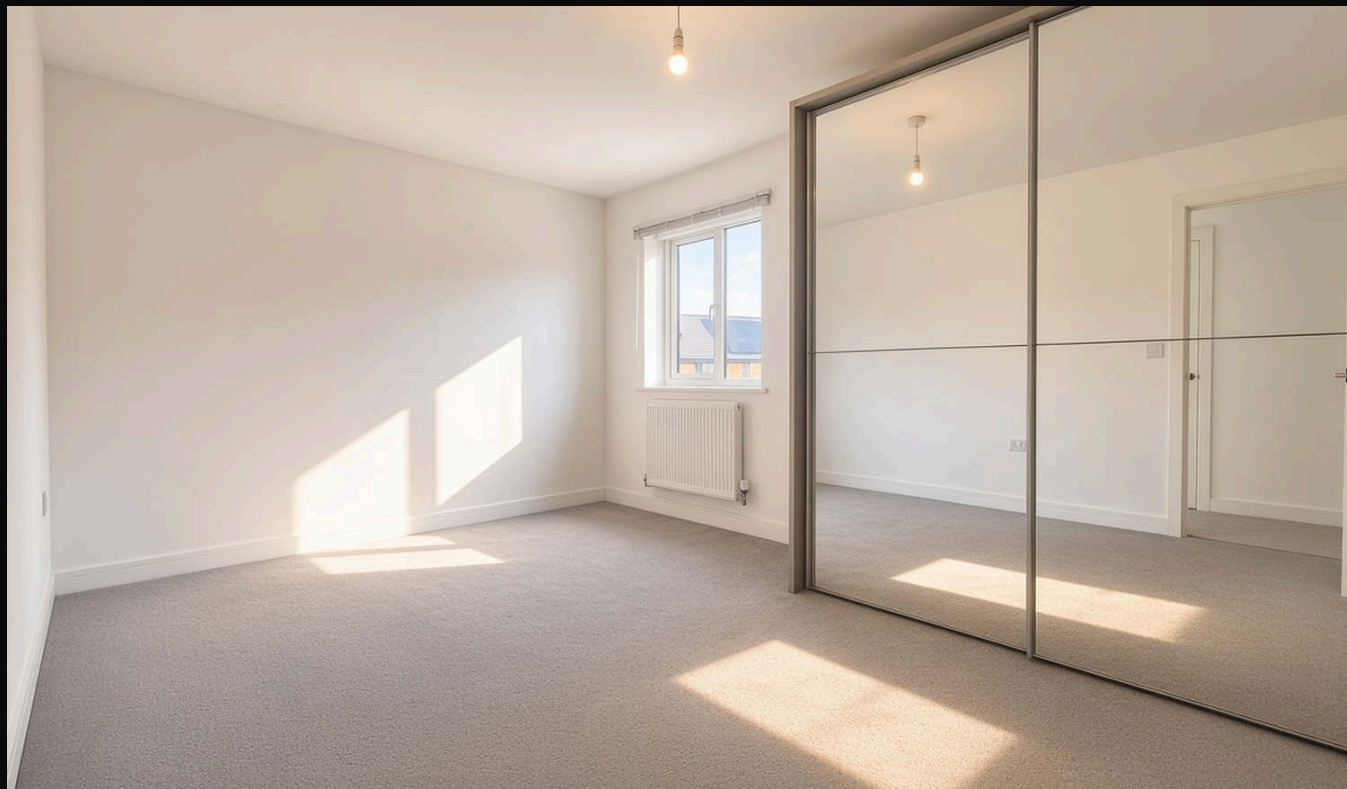


Patio doors

Opening straight out to the rear garden.

05 · BEDROOMS

Two double bedrooms



Bedroom one

3.28 × 4.50 m 10'9" × 14'9"



Bedroom two

2.61 × 3.28 m 8'7" × 10'9"

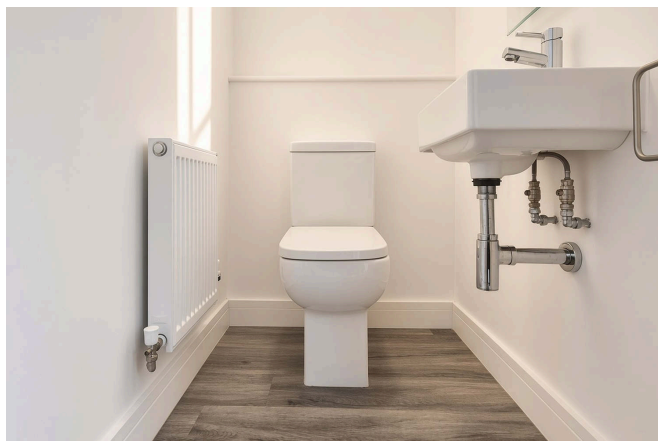
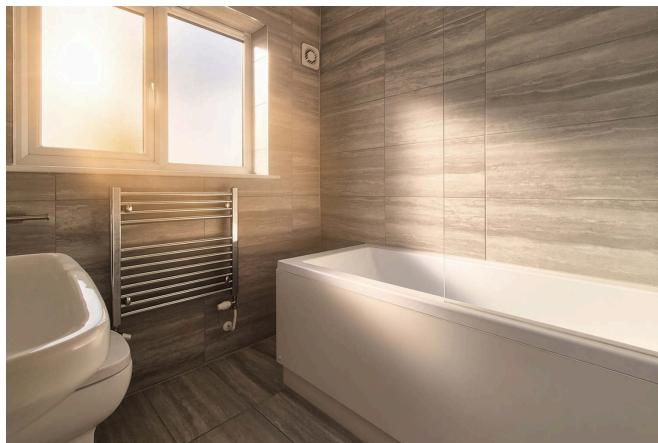
06 · BATHROOM AND CLOAKROOM

Clean lines, modern finish



Bathroom

Panelled bath with a shower over and a screen.



Cloakroom

A ground floor WC off the hall.

07 · OUTSIDE

Garden, garage and driveway



Rear garden

Enclosed, with a lawn, a patio and a timber shed.



Garage and parking

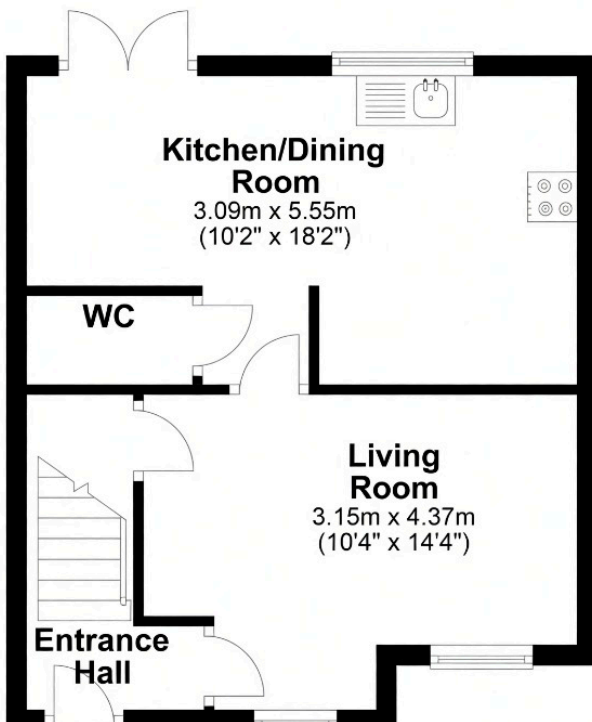
Detached garage with power and light, and a driveway for two cars.

08 · FLOORPLAN

How it all fits together

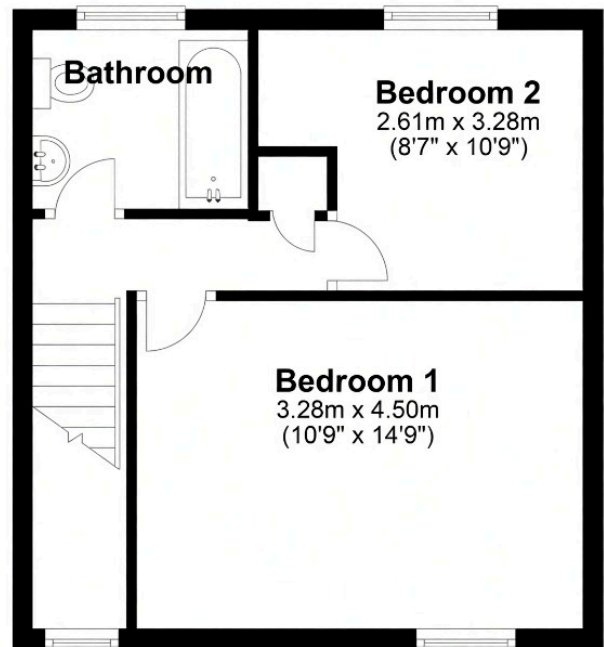
Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



LAYOUT

2 bed, 1 bath

FLOORS

Two

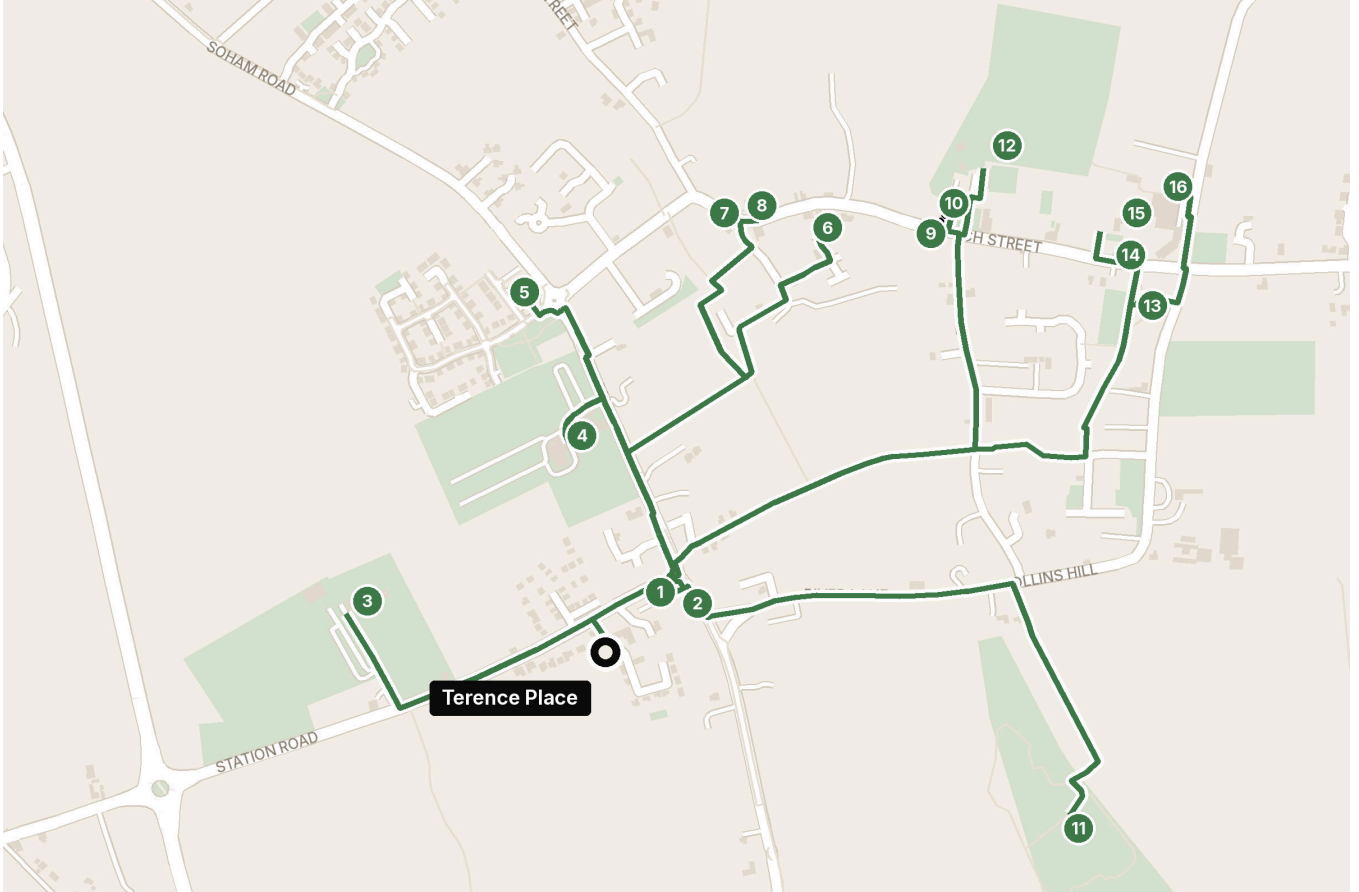
INTERNAL AREA

67.1 sq m / 721.8 sq ft

Floorplan for illustration only, not to scale. Approximate gross internal area as shown on the floorplan: ground floor 33.8 sq m (364.3 sq ft), first floor 33.2 sq m (357.5 sq ft).

09 · ON FOOT

Fordham, on foot



1	The White Pheasant Restaurant and pub	0.2 km	3 min	9	Fordham Post Office Carter Street	1.0 km	14 min
2	River Lane bus stop Nearest bus stop	0.2 km	3 min	10	Victoria Hall Village hall, Carter Street	1.0 km	14 min
3	Simpson's Nurseries Garden centre and coffee shop	0.5 km	7 min	11	Fordham Woods Nature reserve	1.1 km	15 min
4	Scotsdales Garden Centre Garden centre and Sunflower Cafe	0.6 km	7 min	12	Recreation ground Playing fields and play area	1.1 km	15 min
5	Fresh and Proper Convenience store	0.7 km	9 min	13	St Peter and St Mary Magdalene Parish church	1.1 km	15 min
6	Costcutter Convenience store	0.9 km	12 min	14	The Crown Pub	1.2 km	16 min
7	The Chequers Pub	0.9 km	12 min	15	Fordham CofE Primary School Isleham Road	1.3 km	17 min
8	Co-op Food Supermarket	0.9 km	13 min	16	Fordham Pre-school Nursery	1.4 km	18 min

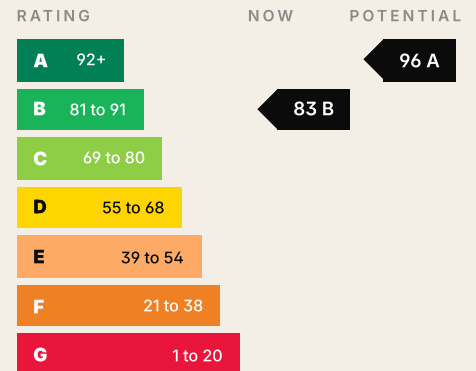
Walking routes, distances and times from OpenStreetMap foot routing (OSRM), checked 28 October 2026; times are approximate and vary with pace. Places named as mapped on OpenStreetMap. Our own map design from OpenStreetMap data, © OpenStreetMap contributors.

10 · GOOD TO KNOW

The practical details

RENT	£1,350 pcm
HOLDING DEPOSIT	£311 Capped at one week's rent (£311.53). Payable once an offer is accepted.
SECURITY DEPOSIT	£1,557 Capped at five weeks' rent (£1,557.69)
DEPOSIT ALTERNATIVE	£311.53 Deposit insurance, in place of the cash deposit
PROPERTY TYPE	Semi detached house, freehold
COUNCIL TAX	Band C
HEATING	Gas central heating
SERVICES	Mains water, electricity and drainage. Fibre broadband available.
PARKING	Driveway for two cars and a detached garage
INTERNAL AREA	Approx. 67.1 sq m (721.8 sq ft)

ENERGY PERFORMANCE



Current B (83), potential A (96).
Certificate dated 15 March 2021, valid until 14 March 2031.
Ref. 9653-3001-3307-9389-6200

REFERENCES

To proceed with a tenancy you must meet the following criteria:

- ✓ Income 30 x the monthly rent (£40,500 a year)
- ✓ 6 to 12 months verified accounts (if self employed)
- ✓ No adverse credit (CCJ, IVA etc)
- ✓ Right to Rent (including share code if required)

A holding deposit may be kept if you give false or misleading information, fail Right to Rent checks, or withdraw. Fees are charged in line with the Tenant Fees Act 2019.



11 · VIEWINGS

Come and see it for yourself

Book a viewing 01279 295940

CALL 01279 295940

EMAIL hello@blacksheepresidential.co.uk

WEB blacksheepresidential.co.uk

BASED IN Elsenham, covering East Herts & West Essex and beyond

Image notice: photographs have been digitally enhanced, including lighting and sky. These particulars are a guide only and do not form part of any contract. Measurements and floor area are approximate. Reference FSD 1794664.