King James Close, Fordham CB7 5ZH

Offers Over £300,000

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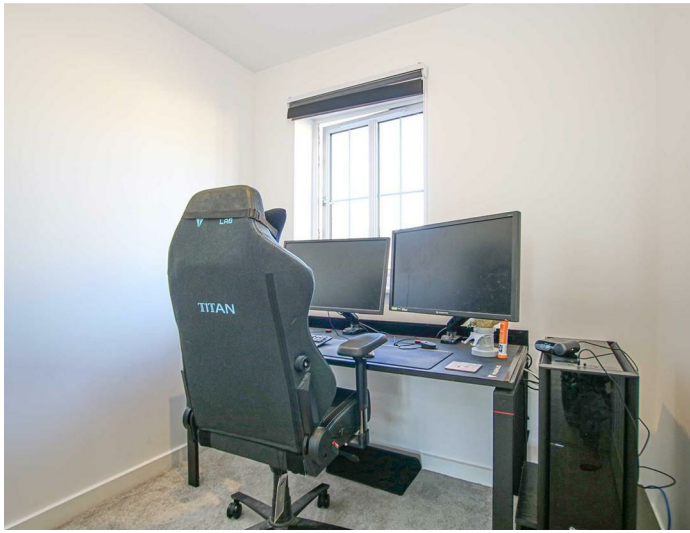
King James Close, Fordham, CB7 5ZH

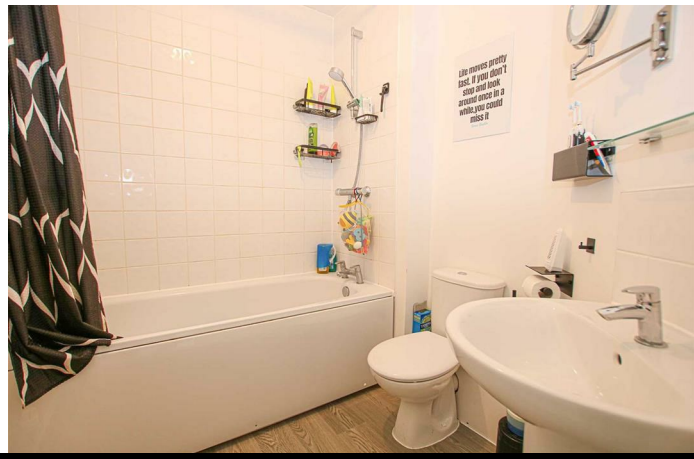
A recently constructed family home set at the end of a no-through road and located in this popular and well served village.

Boasting accommodation to include entrance hall, living room, kitchen/dining room, cloakroom, three bedrooms and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden and allocated parking.

£310,000.00 100% Or 65% shared ownership (£201,500.00) (125 year lease – Approx. £320 a month for rent)





Entrance Hall
With doors leading to cloakroom and living room. Radiator.

Kitchen/Dining Room 14'9" x 8'6" (4.50m x 2.60m)
Modern kitchen with matching range of eye and base level cupboards with wood effect work top over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated oven with gas hob and stainless steel extractor above. Space and plumbing for washing machine. Space for fridge/freezer. LVT wood flooring. Radiator. Window overlooking rear garden. French doors leading to patio area. Built-in storage cupboard. Door to inner hall.

Inner Hall
Doors leading to kitchen/dining room and living room. Stairs to first floor.

Living Room 14'1" x 11'1" (4.30m x 3.40m)
Spacious room with window to the front aspect. Radiator. Door to inner hall.

Cloakroom
White suite comprising low level W.C. and hand basin. Door to entrance hall.

Landing
Doors leading to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 14'9" x 7'10" (4.50m x 2.40m)
Spacious bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bedroom 2 10'2" x 7'2" (3.10m x 2.20m)
Well proportioned room with window overlooking front aspect. Radiator. Door to landing.

Bedroom 3 7'2" x 6'6" (2.20m x 2.00m)
Good size room with window overlooking front aspect. Radiator. Door to landing.

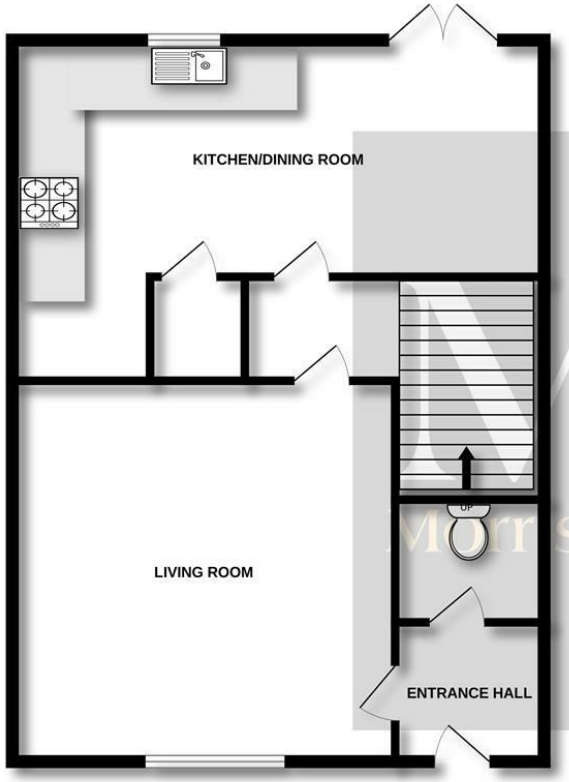
Bathroom
White suite comprising low level W. C., hand basin with mixer tap over and panelled bath with wall mounted shower over. Tiled splashbacks. LVT wood flooring. Radiator. Door to landing.

Outside - Front
Pathway leading to front door with storm porch over. Slate bedding with some shrub planting. Access gate to rear garden. Allocated parking area.

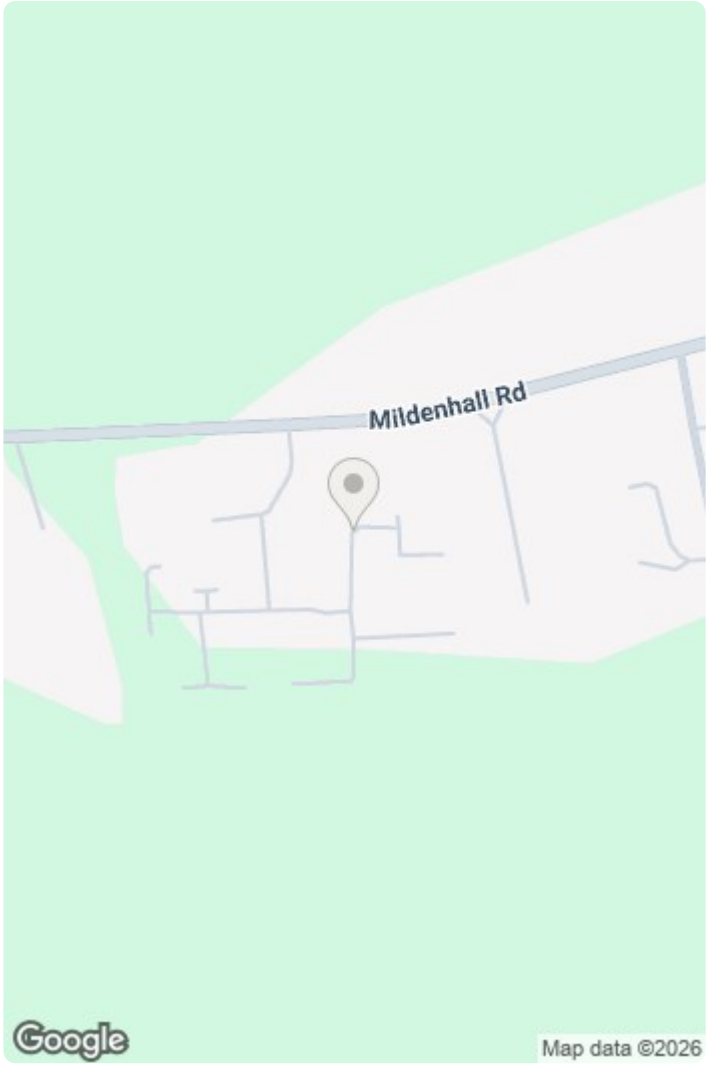
Outside - Rear
Enclosed garden, mainly laid to lawn with patio area to rear. Pathway leading to access gate to front. Timber shed.

PROPERTY INFORMATION
Maintenance fee - £310,000.00 100% Or 65% shared ownership £201,500.00 (125 year lease – Approx. £320 a month for rent)
EPC - B
Tenure - Freehold or Leasehold
Council Tax Band - C (East Cambs)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 70 SQM
Parking – tbc
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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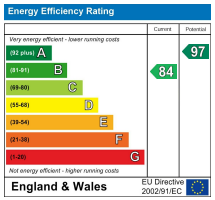

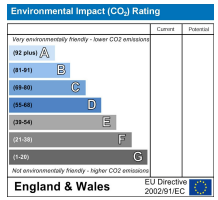

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