



83 Mill Lane
Fordham, Cambridgeshire CB7 5NH
Guide Price £367,500

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A superb, double fronted three bedroom detached period property sitting in the rarely available Mill Lane near the centre of the village of Fordham.

This beautiful home offers excellent living accommodation to include, to the ground floor, a sitting room, dining room, kitchen with utility room and to the first floor, an master bedroom with en-suite shower room with two further bedrooms and a family bathroom.

Complete with a courtyard garden with gate to allow vehicle access.

Viewing is absolutely essential.

EPC (E)

Accommodation Details

Front door with storm canopy leading through to:

Entrance Hall

With stairs rising to first floor, access and door leading through to:

Sitting Room 12'2" x 11'10" (3.73m x 3.63m)

With stripped wood floors, sash windows with shutters to the front aspect and wood burning stove.

Dining Room 12'2" x 12'0" (3.73m x 3.66m)

With stripped wood floor, sash window with shutters to front aspect, wood burning stove, access to:

Kitchen 12'9" x 8'7" (3.91m x 2.62m)

With space for gas cooker, fridge/freezer and dishwasher, island with granite work top, inset ceramic sink and storage under,

window to rear aspect, access to rear courtyard and doorway leading to:

Utility Room 9'4" x 3'10" (2.87m x 1.19m)

With built in cupboards with space and plumbing for washing machine, cupboard housing gas fired boiler.

FIRST FLOOR

Bedroom 1 15'3" x 12'4" (4.67m x 3.76m)

With sash window to front aspect, built-in closet, loft access and door leading to:

En-Suite 8'5" x 5'10" (2.59m x 1.8m)

With shower cubicle, low level WC and pedestal hand basin, window to rear aspect.

Bedroom 2 12'4" x 11'6" (3.76m x 3.51m)

With window to front aspect and built-in cupboards.

Bedroom 3 6'11" x 6'7" (2.11m x 2.03m)

With window to rear aspect, doorway leading to:

Bathroom 8'11" x 3'10" (2.74m x 1.17m)

With window to rear aspect, paneled bath, WC and pedestal hand basin.

Outside

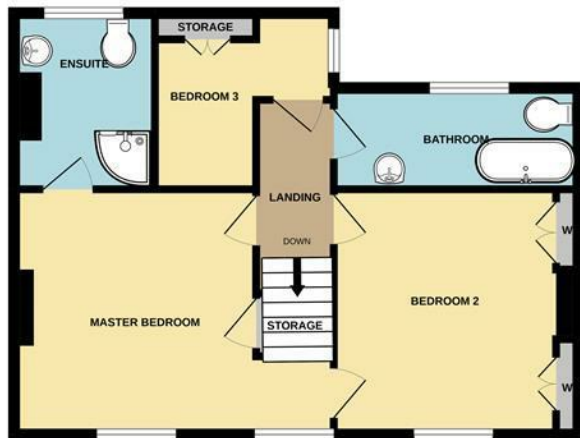
To the rear of the property is an enclosed courtyard garden with decked area and gates allowing vehicle access and parking.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

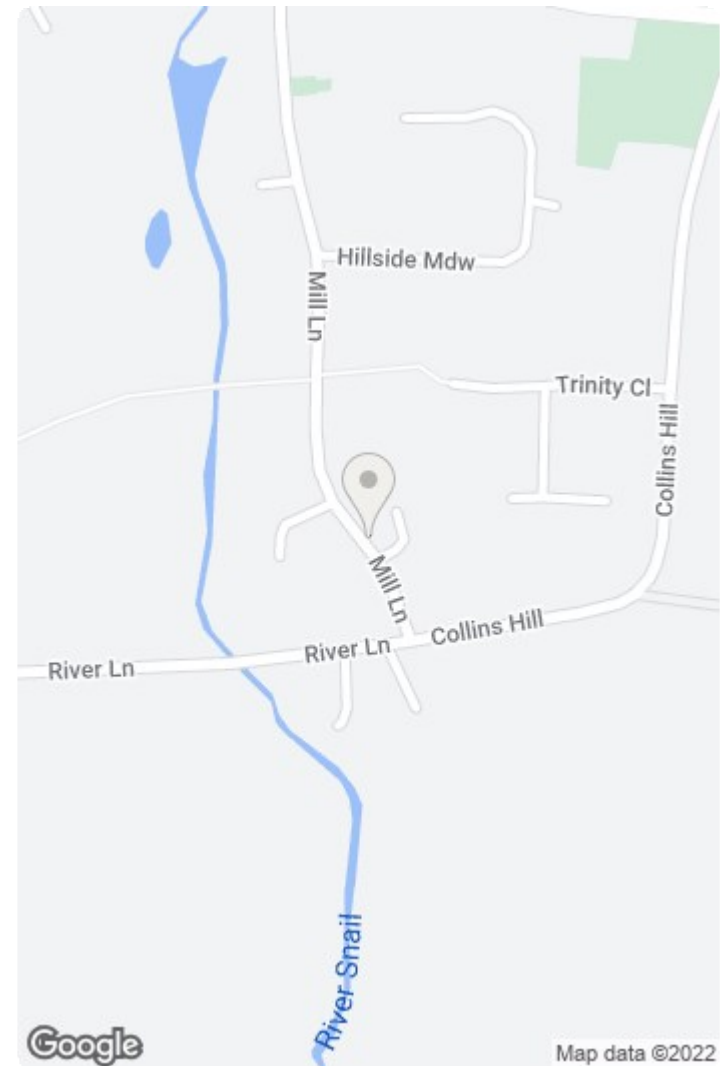


1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.

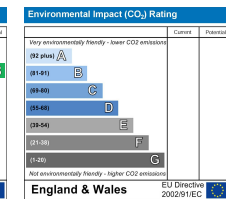
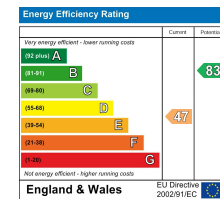


TOTAL FLOOR AREA: 980sq ft. (91.0 sq.m.) approx.

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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (91-100)			A (91-100)		
B (81-90)			B (81-90)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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