



2 Grove Gardens
Fordham, Cambridgeshire CB7 5ZL
Guide Price £245,000

2 Grove Gardens, Fordham, Cambridgeshire CB7 5ZL

A unique two bedroom home, set within a quiet, established development, in a village location and with pleasant views to the front. Offered for sale with the distinct advantage of no onward chain.

This well presented property offers accommodation comprising an entrance hall with utility cupboard, sitting room, sun room/dining room, kitchen, two bedrooms and a family bathroom.

Externally offering a fully enclosed, mature rear garden with decked and paved seating areas and allocated parking.

Ideal first or investment buy.

EPC (D)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, utility cupboard with space and plumbing for washing machine and space for tumble dryer, access and door leading through to:

Sitting Room 12'3" x 11'2" (3.73m x 3.40m)

With wood effect flooring, feature fireplace to the side, TV aerial connection point, radiator, door leading to kitchen, opening leading through to:

Sun Room/Dining Room 15'10" x 8'10" (4.83m x 2.69m)

With glazed pitched roof and glazing to the rear aspect, French style doors leading to the rear garden, wood effect flooring, power connected.

Kitchen 12'3" x 5'11" (3.73m x 1.80m)

Fitted with a range of eye level and base storage units with wood block effect working top surfaces over, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, inset sink unit with mixer tap over, wall mounted gas fired boiler, wood effect flooring, picture window to the sun room/dining room, radiator.

First Floor Landing

With roof light to the ceiling, access to loft space, access and door leading through to:

Bedroom 1 10'9" x 9'3" (3.28m x 2.82m)

With window to the rear aspect, built in wardrobes, strip wood stained flooring, radiator.

Bedroom 2 12'2" x 6'4" (3.71m x 1.93m)

With window to the rear aspect, radiator.

Bathroom 6'7" x 5'11" (2.01m x 1.80m)

With suite comprising panel bath with mixer taps/shower attachment and glass screen, wash hand basin and low level WC, tiled walls, wood effect flooring, window to the front aspect.

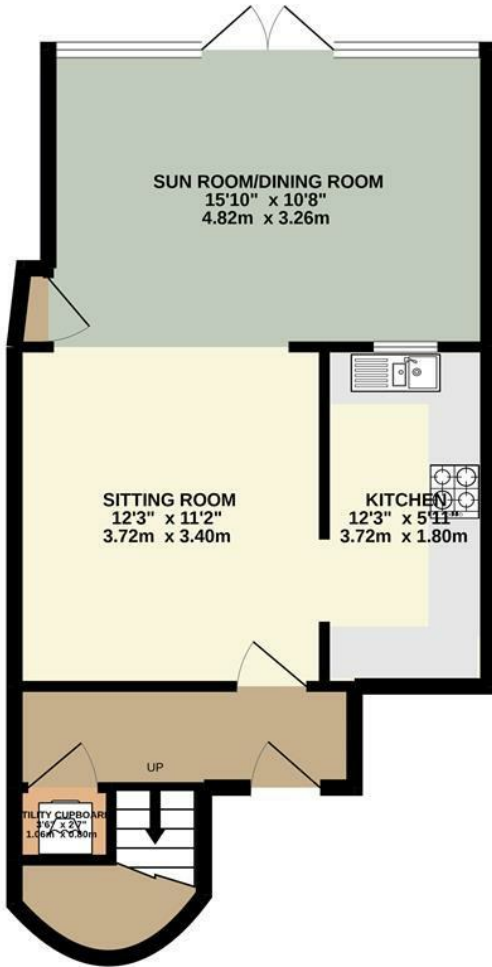
Outside - Front

Block paved frontage and overlooking green space, allocated parking.

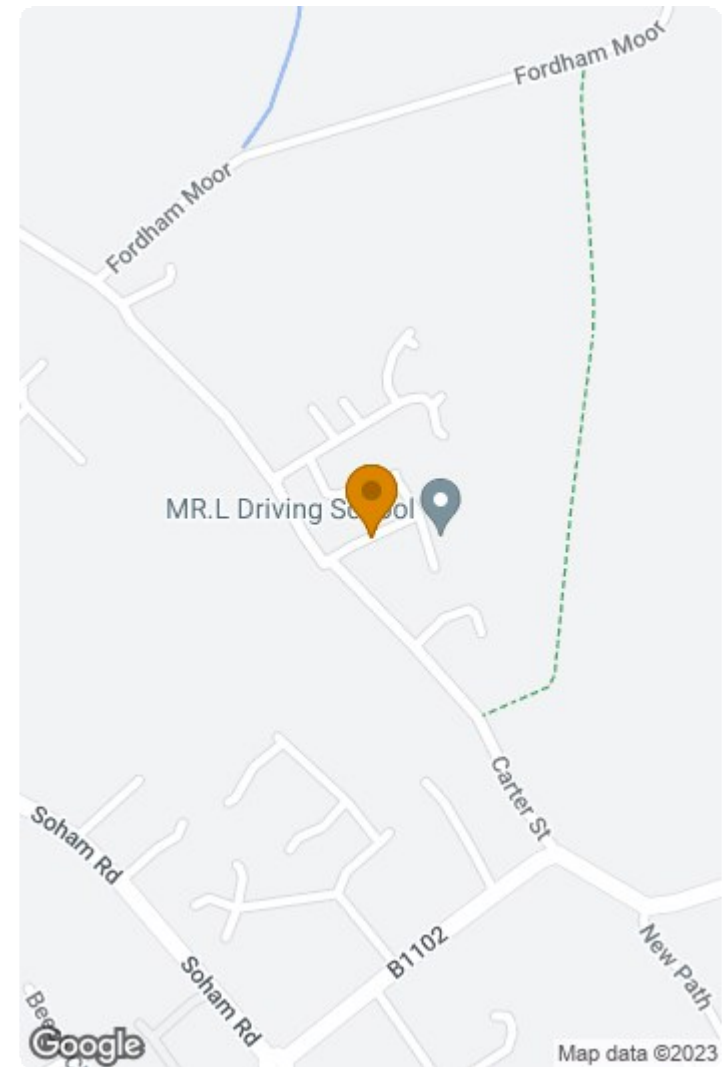
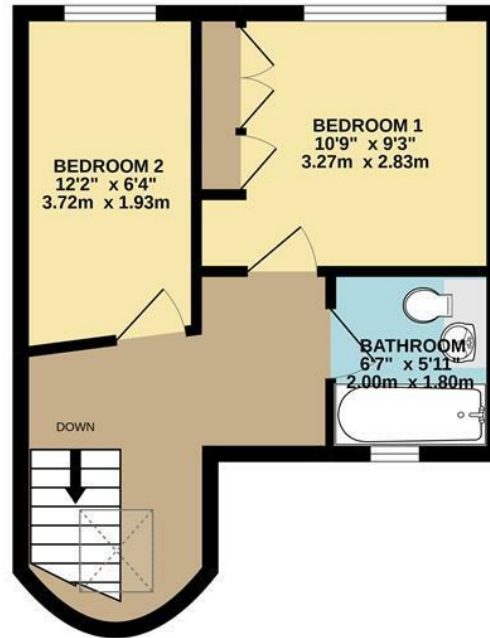
Outside - Rear

Fully enclosed rear garden with decking, paved area and areas laid with paving, bordered to one wide with mature plants/shrubs, timber built store, outside lighting, gated rear access.

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

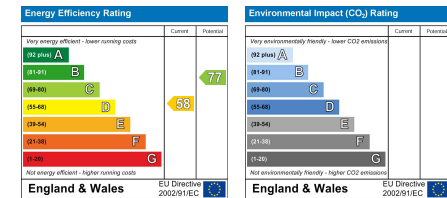


1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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.
Made with Metropix ©2022.



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



