



Carter Street
Fordham, Cambridgeshire CB7 5JU
Guide Price £325,000

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A DETACHED period property located on the outskirts of this well served and popular village benefiting from some delightful character features and boasting outstanding gardens to the rear.

This beautifully presented home offers accommodation comprising a sitting/dining room, kitchen, utility and bathroom with three bedrooms to the first floor.

Complete with private, well stocked mature gardens with separate vegetable patch and timber built workshop incorporating office space.

Early viewing is an absolute must!

EPC (D)
Council Tax Band B (East Cambs)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Sitting/Dining Room 22'4" x 11'5" (6.81m x 3.48m)

With window to the front aspect, engineered oak flooring, feature brick built fireplace to the side, ample room for dining table and chairs, built in cupboard, staircase rising to the first floor with useful understairs storage recess, TV aerial connection point, radiator, access and door leading through to:

Kitchen 11'0" x 8'4" (3.35m x 2.54m)

Bespoke wood kitchen comprising eye level and base storage units with wood worktop surfaces over, space for cooker, space for fridge/freezer, inset butler style sink with mixer tap over, exposed beams to the ceiling, tiled flooring, window to the front aspect, access to:

Utility Area 7'5" x 4'8" (2.26m x 1.42m)

With space and plumbing for washing machine, cupboard housing gas fired boiler, tiled flooring, window to the front aspect, door to the side aspect, access and door leading through to:

Bathroom

With suite comprising free standing bath with centre fill taps and shower over, wash hand basin and low level WC, part tiled/part wood panelled walls, wood effect flooring, radiator, high level window to the side aspect.

First Floor Landing

With window to the rear aspect, radiator, access and door leading through to:

Bedroom 1 14'6" x 11'1" (4.42m x 3.38m)

With two window to the front aspect, built in wardrobes, engineered oak flooring, radiator.

Bedroom 2 10'8" x 7'10" (3.25m x 2.39m)

With window to the front aspect, engineered oak flooring, radiator.

Bedroom 3 8'2" x 7'10" (2.49m x 2.39m)

With window to the front aspect, engineered oak flooring, access to loft space, radiator.

Outside - Front

Frontage laid with stone with paving directly in front of the property, gated access to rear garden.

Outside - Rear

Fully enclosed rear garden partly laid to lawn with a plethora of mature plants/shrubs, paved seating/patio area, paved pathway leading to the rear of the garden, vegetable garden with greenhouse, access to:

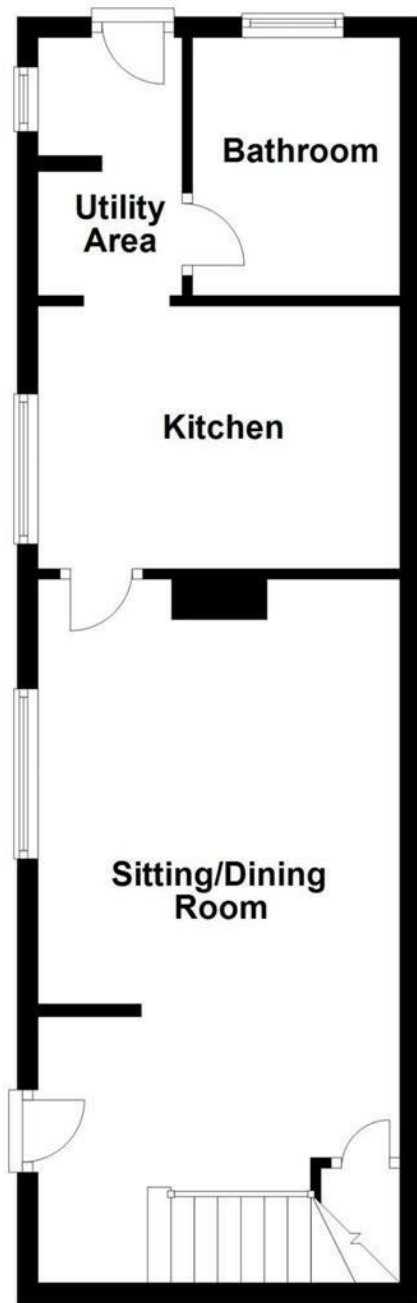
Workshop 19'4" x 11'3" (5.89m x 3.43m)

Detached timber built workshop including an office area with power and lighting connected, windows to the front and side aspects, door to the side aspect and with paved area to the front.

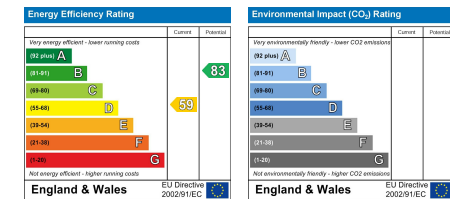
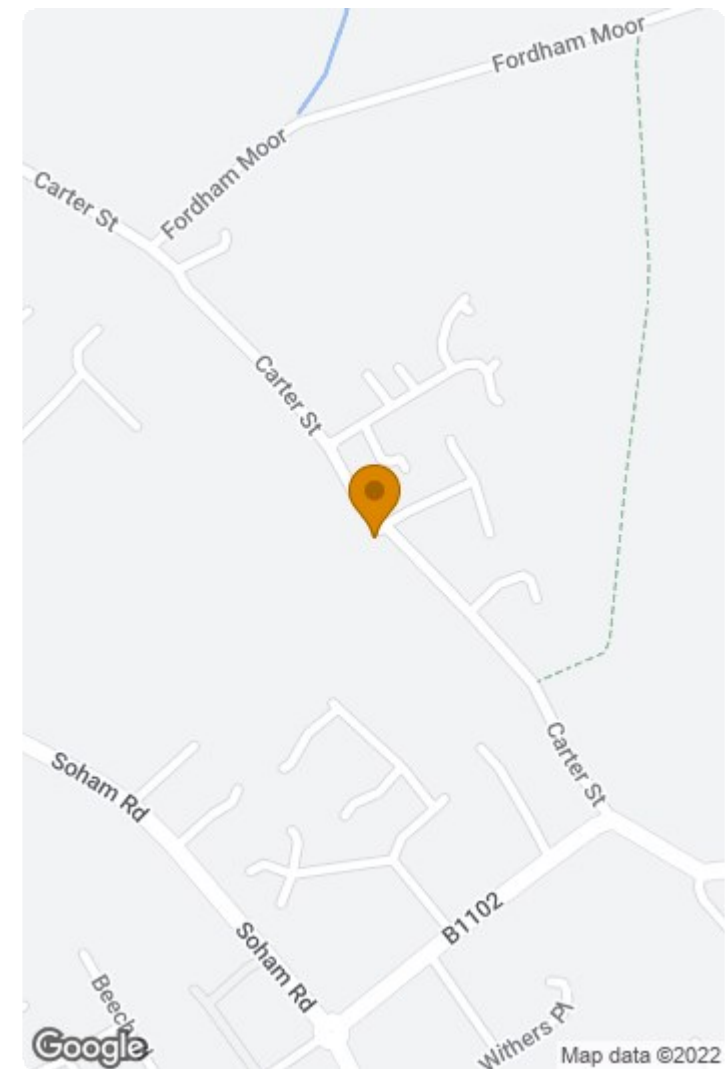
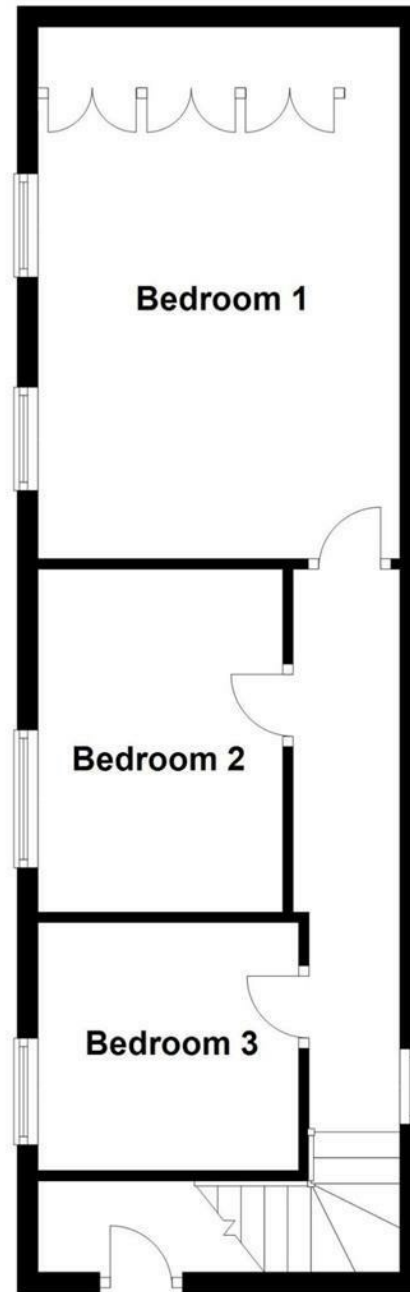
Agents Note

Right of way to the front of the property.

Ground Floor



First Floor



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