



Market Street
Fordham, CB7 5LQ
Guide Price £325,000

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An attractive bay-fronted period property set within the heart of this thriving and well served village and in easy reach of Newmarket, Ely and the A14.

This charming property offers some striking period features and has been lovingly improved by the current owners. Accommodation includes entrance hall, living room with working wood burner, dining room, refitted kitchen, rear porch, bathroom and three generous size bedrooms. Benefitting from gas heating with cast iron style radiators and double glazing.

Externally the property offers extensive gravelled driveway providing parking for several cars and a delightful partly flint walled rear garden providing a superb addition to this delightful home.

Viewing recommended.

EPC (D)

Council Tax B (East Cambs)

Entrance Hall

With laid wooden floor, staircase rising to the first floor and door through to the:

Living Room 13'9" x 10'5" (4.19m x 3.18m)

Spacious living room with log burning stove and wooden mantle over, TV connection point, laid wooden flooring, radiator and bay window to the front aspect.

Dining Room 11'5" x 10'9" (3.5m x 3.3m)

Laid wooden flooring, featured fireplace, radiator and window to the rear aspect.

Kitchen 12'9" x 8'2" (3.9m x 2.5m)

Fitted with a range of eye and base level storage units and Oak worktops over, tiled splash back areas, ceramic Belfast sink with mixer tap, integrated fridge/freezer, five ring gas range style hob and oven. Window to the side aspect and door through to the:

Rear Porch 9'6" x 4'11" (2.9m x 1.5m)

With door to the side aspect.

Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath, heated towel rail, tiled walling, radiator, and window to the side aspect.

First Floor Landing

Storage cupboard and door through to the:

Bedroom 1 13'9" x 10'5" (4.2m x 3.2m)

Double bedroom with feature cast iron fireplace and mantle, radiator and window to the front aspect.

Bedroom 2 10'9" x 8'2" (3.3m x 2.5m)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 12'9" x 7'6" (3.9m x 2.3m)

Radiator, cupboard housing boiler and window to the rear aspect.

Outside - Rear

Generous sized garden with patio seating area, brick built outbuilding with light and power and a variety of shrubs.

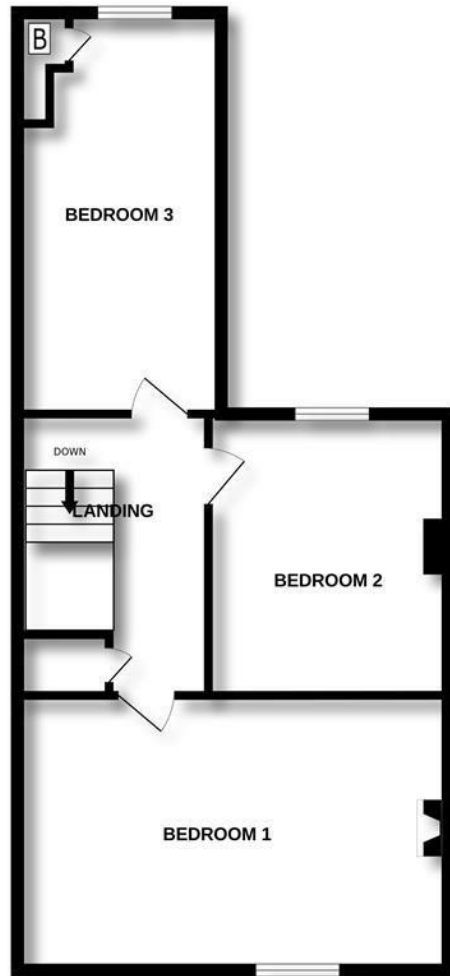
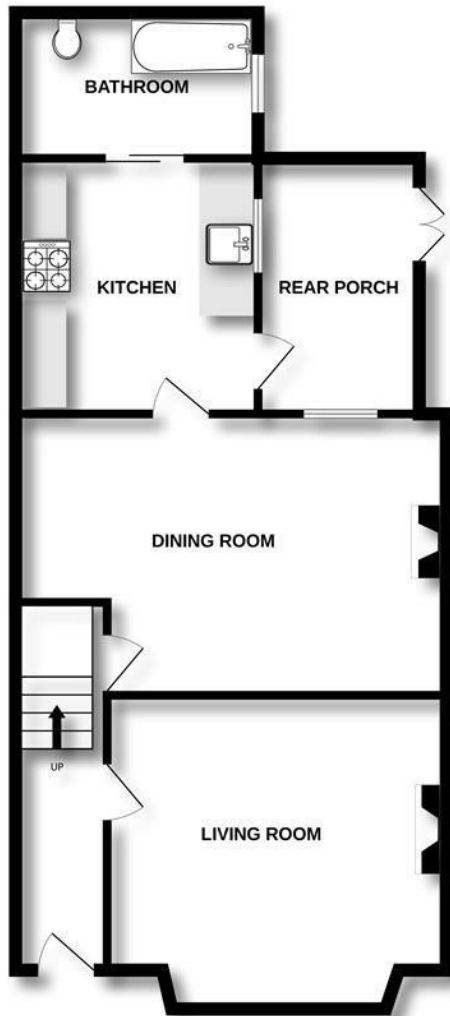
Outside - Front

Mostly laid to shingle frontage with pathway up to the front entrance. Ample off-road parking to the side of the property.

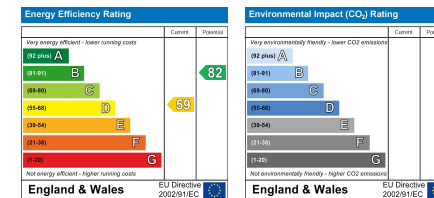
Sellers Comments

Having enjoyed ten very happy years within this wonderful, friendly and safe community since 2013, it is now, sadly, time for me to move on. I have enjoyed pouring my heart in to making it what it is today - a cosy, characterful home with a private and peaceful garden. Having worked from home at times, the village shops and services have been so useful and the open spaces to get out and about have been ideal. The easy access to Newmarket, Ely, Bury St Edmunds and Cambridge and lots of parking on the driveway are a definite plus! I have thoroughly enjoyed entertaining family and friends here and will very much miss the lovely neighbours. I hope that the new owner will enjoy everything this home and village has to offer as much as I have.





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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