



Fordham Road
Ely, CB7 5AL
Guide Price £280,000

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This generously sized semi-detached property occupies an excellent plot with great possibilities for further development, subject to planning permission.

Situated on the southern side of this sought-after town, the house offers accommodation that comprises an entrance porch, a spacious open plan living room, kitchen, dining room, a utility/shower room, two sizeable double bedrooms, a bathroom, and a loft space that is currently used as an office.

A particularly appealing aspect of this property is its outstanding outdoor space, boasting ample gardens at both the front and the rear, complemented by the advantage of a lengthy driveway that accommodates off-road parking for several vehicles.

Council Tax B (East Cambs)
EPC (D)

Accommodation Details:

Glazed front entrance door though to the:

Porch

With door through to the:

Living Room 23'6" x 17'4" (7.17 x 5.30)

With TV connection point, radiators, staircase rising to the first floor, window to the front aspect and opening through to the:

Kitchen 15'10" x 6'4" (4.85 x 1.95)

Fitted with both eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, built in oven with four-ring gas burner hob and space for fridge/freezer. Windows to the side aspect and door through to the:

Dining Room 15'7" x 9'10" (4.77 x 3.00)

With radiator, window to the rear and side aspect and door out to the rear garden.

Shower Room

With shower cubicle, low level WC, wash basin, space for washing

machine and window to the rear aspect.

First Floor Landing

With access through to the bedrooms and bathroom, staircase rising to the second floor.

Bedroom 1

Double bedroom with built-in wardrobe and dressing table, radiator and dual aspect windows to the front.

Bedroom 2

With storage cupboard, radiator and window to the rear aspect.

Shower Room

Three piece suite comprising of a low level WC, wash basin, walk-in shower with glass screen and obscured window to the rear aspect.

Loft Space 10'10" x 10'9" (3.31 x 3.28)

Useful loft space with shelving.

Outside - Rear

Enclosed rear garden with lawn area, paved seating area and timber garden sheds.

Outside - Front

Large bloc driveway creating ample off-road parking. Laid to lawn frontage and gates leading through to the rear garden.

PROPERTY INFORMATION:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 103 SQM

Parking – Ample Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 1000Mbps download,

1000Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements,

Covenants – None that the vendor

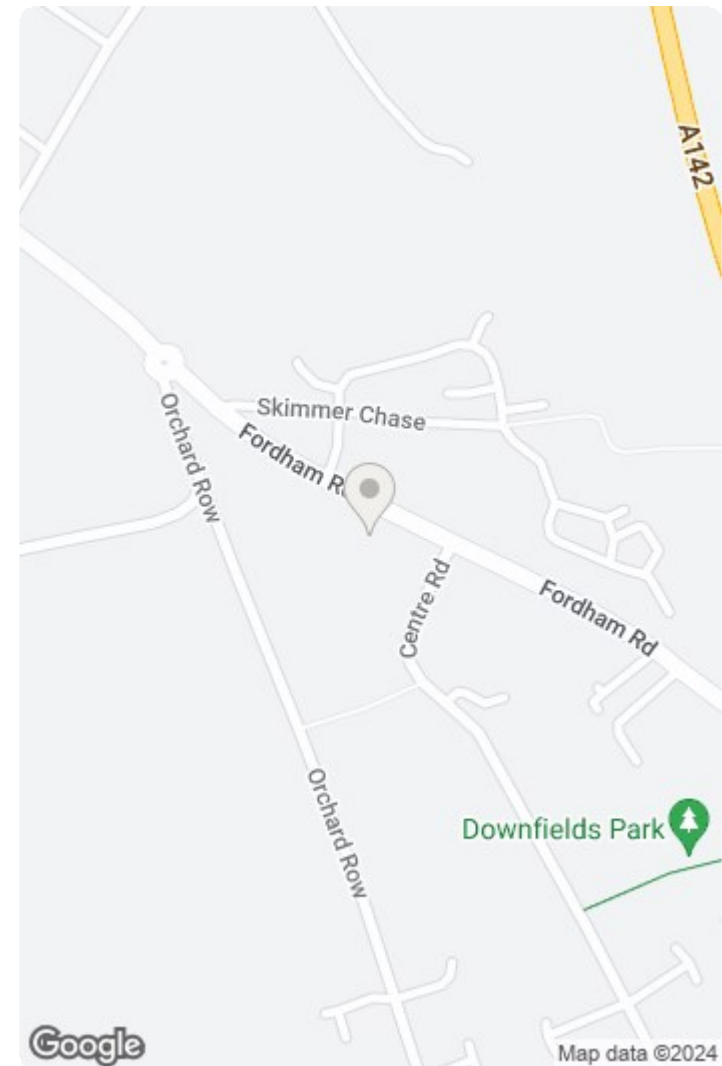
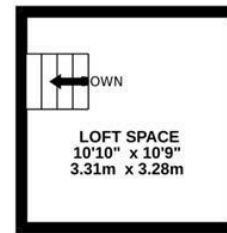
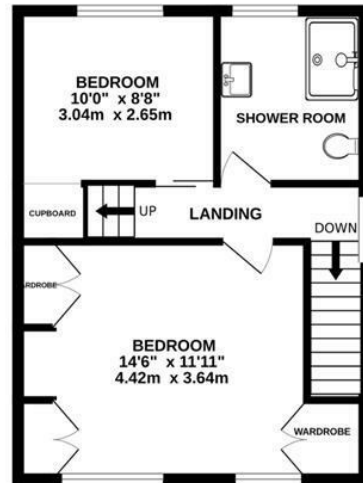
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GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

2ND FLOOR
117 sq.ft. (10.9 sq.m.) approx.



76 FORDHAM ROAD

TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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			
92-100	A			82-90	A		
81-91	B			71-81	B		
69-80	C			59-70	C		
55-68	D			48-58	D		
44-54	E			37-47	E		
32-43	F			26-36	F		
21-31	G			15-25	G		
1-20				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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