



Terence Place, Fordham, CB7 6AR

**CHEFFINS**



## Terence Place

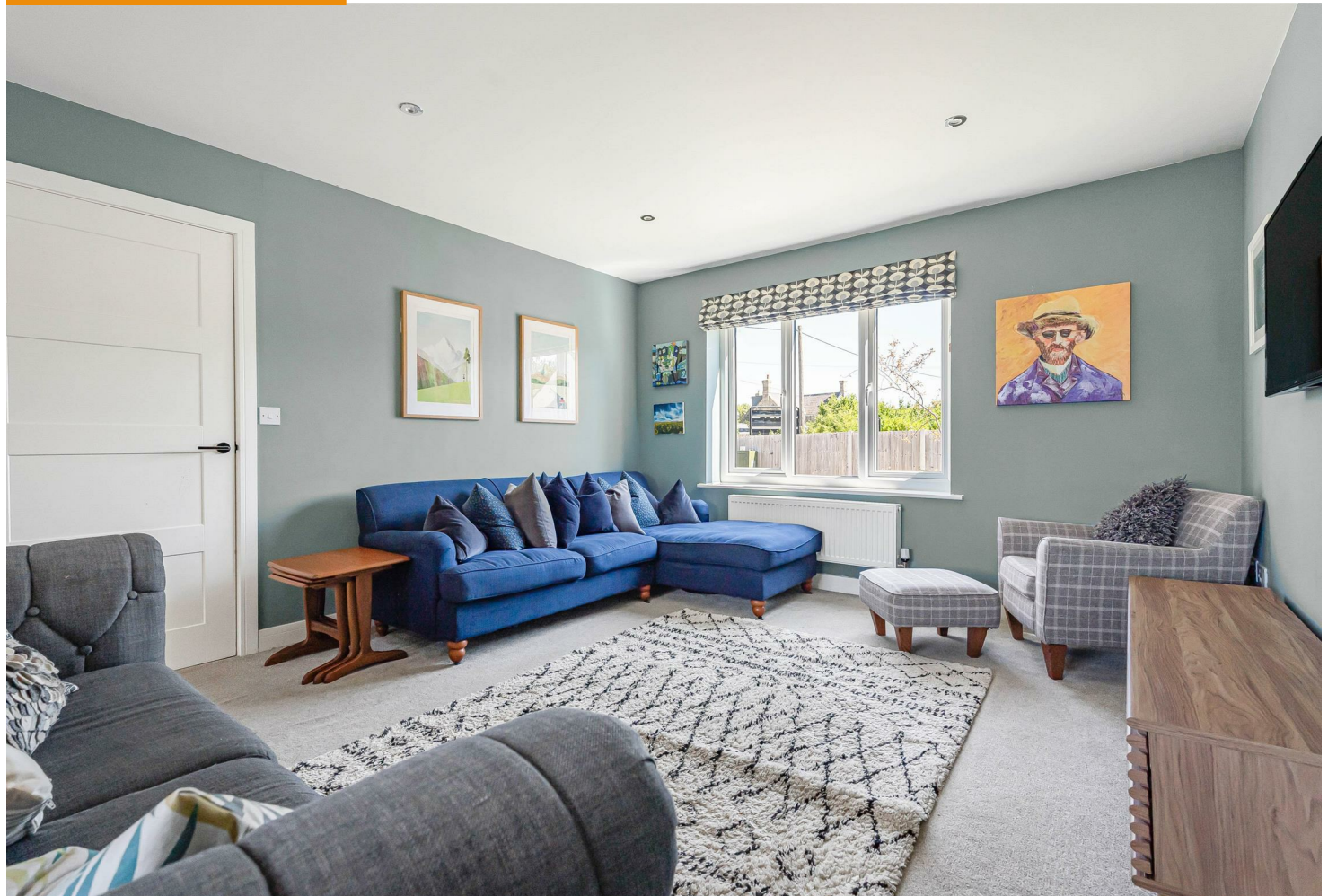
Fordham,  
CB7 6AR

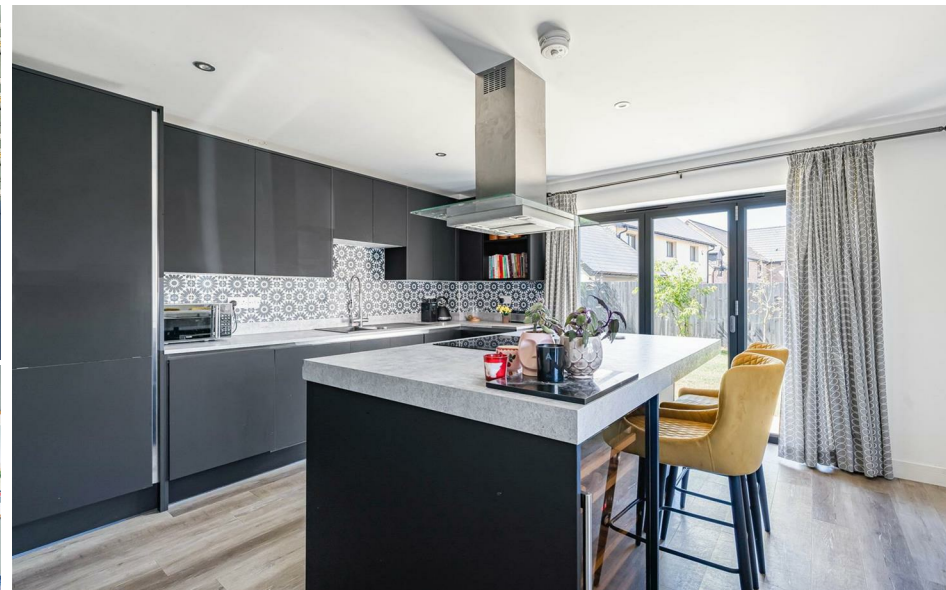
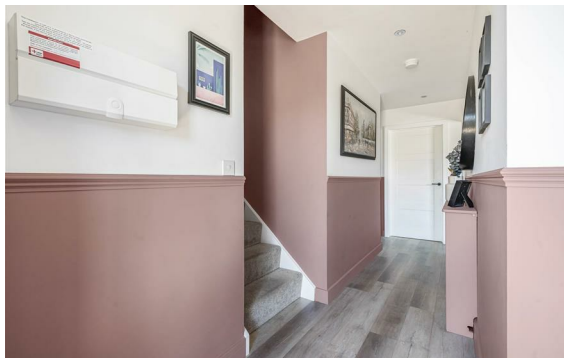
- Modern Detached House
- 4 Bedrooms – 1 Ensuite
- Kitchen/Dining Room with Bi-Folding Doors
- Study
- Extensive Driveway & Garage
- Corner Plot

A modern detached 4 bedroom house set on a corner plot in the popular village of Fordham. The stylish and well proportioned accommodation includes a kitchen/dining room with bi-folding doors, a generous living room, a study and 4 bedrooms with 1 ensuite. Externally the property benefits from a private enclosed rear garden, a detached garage and extensive driveway offering ample parking. Viewing Essential.

4 2 2

**Guide Price £500,000**





## LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.



### ENTRANCE HALL

with glazed entrance door with adjoining full height window, built-in coats and storage cupboard, stairs leading to the first floor, under stairs storage cupboard.

### LIVING ROOM

A spacious dual aspect room with window to the front aspect and glazed bi-folding doors to the rear garden.

### KITCHEN/DINING ROOM

A dual aspect room with window to the side aspect and glazed bi-folding doors providing access and views onto the rear garden. The kitchen comprises an extensive range of base and eye level units with worktop space over, twin bowl sink, large central island with breakfast bar and hob with oven below and extractor hood over, integrated appliances including a fridge/freezer, washing machine, dishwasher and wine cooler, built-in storage cupboard housing the gas fired boiler.

### STUDY

with a double glazed window to the side aspect.

### CLOAKROOM

comprising a low level WC and wash basin.

### FIRST FLOOR

### LANDING

with access to the loft space, built-in airing cupboard housing the pressurised hot water cylinder.

### BEDROOM 1

with a window to the rear aspect overlooking the garden and beyond.

### ENSUITE SHOWER ROOM

comprising a large shower cubicle, low level WC, vanity wash basin, obscure window.

### BEDROOM 2

with a window to the front aspect.

### BEDROOM 3

with a window to the rear aspect overlooking the garden and beyond.

### BEDROOM 4

with a window to the front aspect.

### BATHROOM

with a suite comprising a panelled bath, separate large shower cubicle, low level WC, wash basin, obscure window.

### OUTSIDE

The property is situated on a corner plot with an extensive block paved driveway to the side providing off-road parking.

To the rear is an enclosed garden mainly laid to lawn with a paved terrace with pergola over, a further terraced seating area and a storage/play area to the far right hand side.

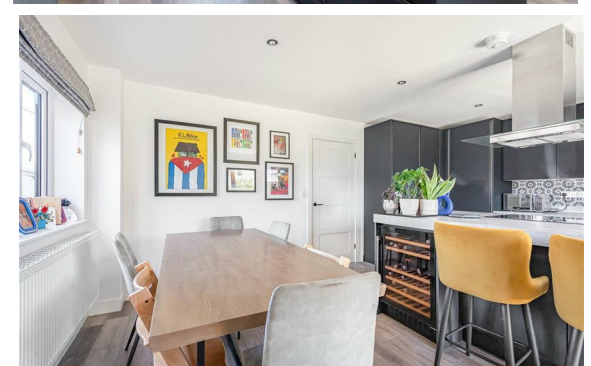
### DETACHED GARAGE

with power and light, up and over door to the front.

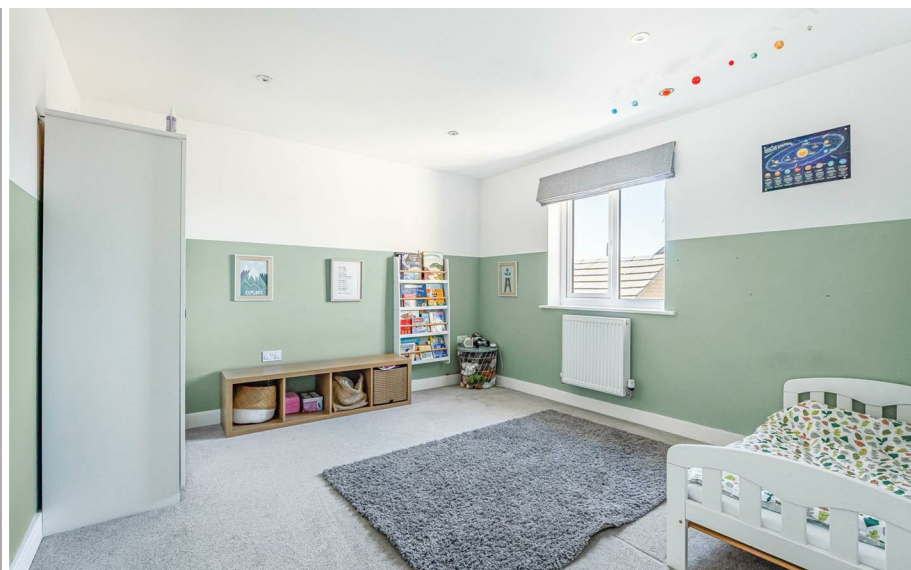
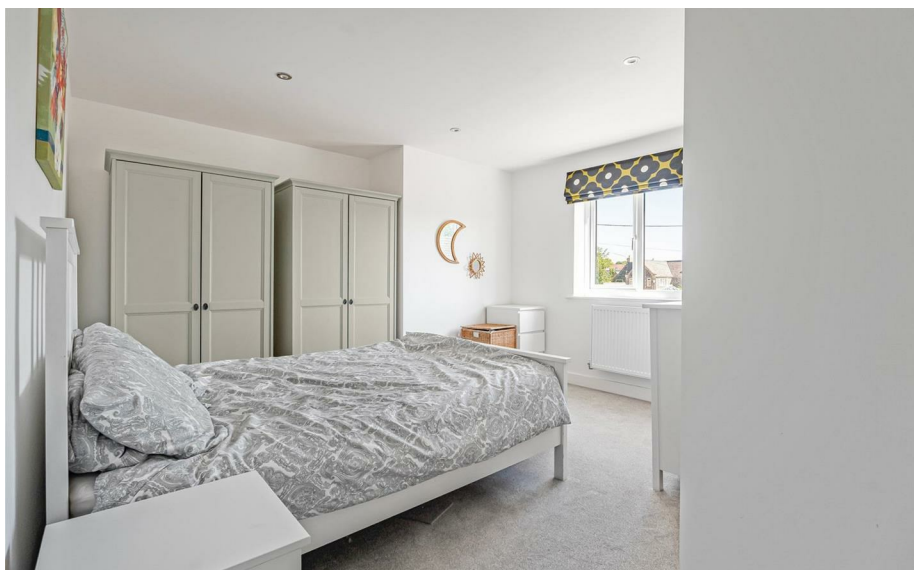
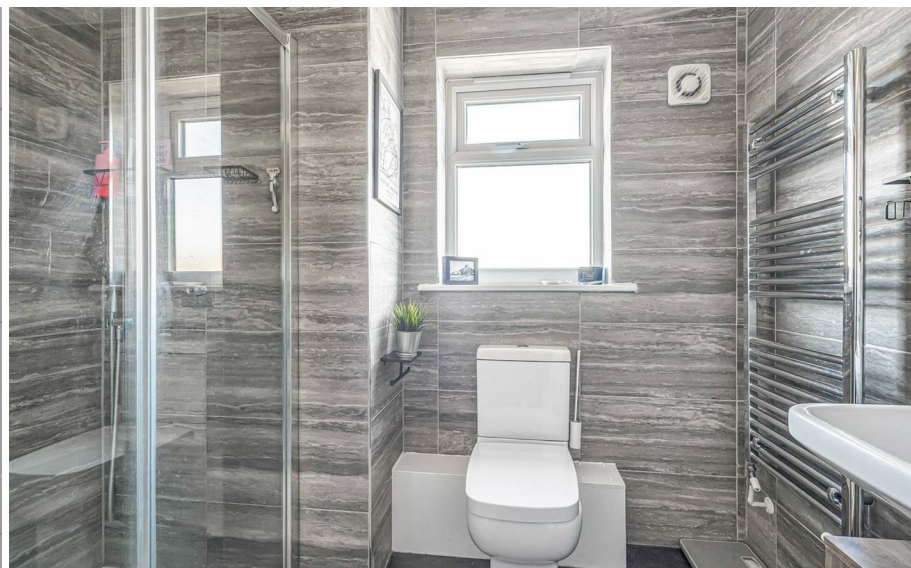
### SALES AGENTS NOTES

Please note there is an annual service charge of approx. £327.96 for the maintenance of the green areas.


For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £500,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - East Cambridgeshire









**Approximate Gross Internal Area 1594 sq ft - 148 sq m  
(Excluding Garage)**

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 797 sq ft – 74 sq m

Garage Area 206 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

