



Collins Hill, Fordham, CB7 5PA

CHEFFINS

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Fordham,
CB7 5PA

- Detached Period Property
- Open Plan Living/Dining Room
- 3 Bedrooms
- Potential for Extension (stp)
- South Facing Rear Garden
- Detached Double Garage
- Good Sized Driveway

A superbly presented 3 bedroom detached property dating back to the early 1900's offering excellent potential for extension (stp). This charming property benefits from a spacious open plan living/dining area, a well-appointed kitchen with a separate utility room, and a versatile cellar currently used as a playroom. Upstairs there are 3 bedrooms and a family bathroom. Externally the property boasts a South facing rear garden, a good sized driveway and parking area, a detached double garage and a timber built workshop. Viewing Essential.

3 1 2

Guide Price £495,000





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 an entrance door, stairs to the first floor landing with oak banisters, 2 radiators, original doorway down to the cellar.

OPEN PLAN LIVING/DINING AREA

Living area with a window to the front aspect, engineered oak wood flooring, radiator.

Dining area with a wood burning stove, French doors opening onto the rear garden, radiator, high ceilings with picture rails.

KITCHEN

with a range of base units with oak work surfaces over, ceramic sink, built-in dishwasher, Range cooker with 5 ring gas hob, radiator, tiled flooring, tiled splashbacks, window to the side aspect.

UTILITY AREA

with bespoke shoes and coat storage, work surfaces, inset spotlights, door into the rear garden, small loft access, radiator, tiled flooring,

CLOAKROOM

with low level WC, radiator, vanity wash hand basin, tiled flooring, inset spotlights, window to the rear aspect.

CELLAR

A large fantastic usable space which is currently being utilised as a play area/study. With great ceiling height, window to the front aspect, radiator.

FIRST FLOOR

LANDING

with an airing cupboard, loft access, window to the side aspect.

BEDROOM 1

with a window to the front aspect, radiator, cast iron feature fireplace.

FAMILY BATHROOM

with a claw foot bath with shower over and glass screen, low level WC, pedestal wash hand basin, heated towel rail, inset spotlights, tiled splashbacks and tiled flooring, window to the front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BEDROOM 3

with a radiator, built-in wardrobe, window to the rear aspect.

OUTSIDE

To the front of the property is a part walled area with mature shrub and hedgerows. To the side of the property is a driveway with iron gates that continues to the rear with a large hard standing area which could be used for further parking, caravan parking or alternatively a seating area.

The remainder of the rear garden is South facing and mainly laid to lawn with flower and shrub borders, side gated access, a large paved seating area, glass greenhouse, timber built summer house.

Large timber built shed (currently used as a workshop) located to the rear of the garage with double doors, power and light connected, wall length work benches.

DETACHED DOUBLE GARAGE


with a vaulted ceiling with power and light, up and over door, 2 windows and personal door to the side.

SALES AGENTS NOTES

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

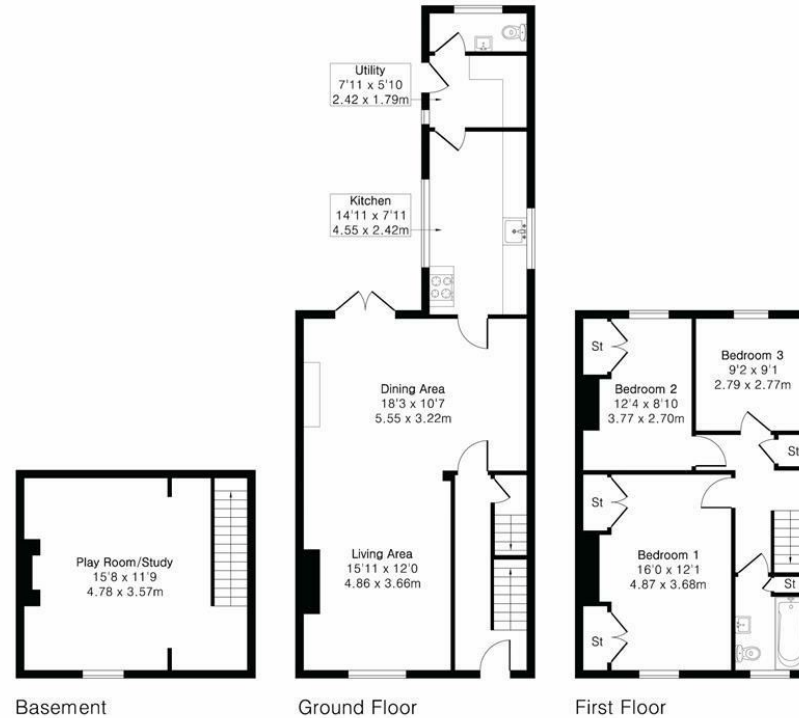


Guide Price £495,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire



**Approximate Gross Internal Area 1529 sq ft - 143 sq m
(Including Basement Area)**

Basement Area 286 sq ft – 27 sq m
Ground Floor Area 720 sq ft – 67 sq m
First Floor Area 523 sq ft – 49 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.

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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.



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