

Market Street, Fordham, CB7 5LQ

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Fordham,
CB7 5LQ

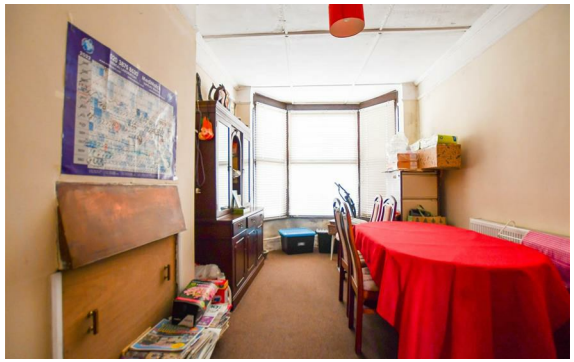
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## Guide Price £260,000



- Period Property
- Renovation & Conversion Opportunity
- 3 Bedrooms
- First Floor Bathroom
- 1,600 sq ft of Accommodation
- Enclosed Rear Garden
- Garage

A 3 bedroom period property located in the centre of the sought after village of Fordham. The property offers significant scope for improvement with further potential for conversion into flats and commercial space, subject to the necessary planning consents. Features include over 1,600 sq ft of accommodation, a garage and enclosed rear garden.









## 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 stairs leading to the first floor, radiator, double glazed entrance door.

**INNER HALL**
with stairs leading down to the cellar.

**DINING ROOM**
with an open fireplace (currently boarded), single glazed bay window overlooking the rear garden, radiator.

**LIVING ROOM**
with a large double glazed window to the front aspect, door to the side aspect, radiator.

**KITCHEN/BREAKFAST ROOM**
with a range of wall and base units with work surfaces over, space and plumbing for appliances, stainless steel sink, double glazed window to the side aspect and a part glazed door into the utility room.

**UTILITY ROOM**
with space and plumbing for washing machine, radiator, door into the rear garden.

**CLOAKROOM**
with a low level WC.

**CELLAR**
Good sized space split into 2 rooms ideal for conversion (stp) with power and heating.

**FIRST FLOOR**

**LANDING**

**BEDROOM 1**
with a radiator, built-in wardrobe, cast iron fireplace, double glazed window to the front aspect.

**BEDROOM 2**
with a radiator, built-in airing cupboard housing water cylinder and gas boiler, double glazed window to the side aspect.

**BEDROOM 3**
with a radiator and a double glazed window to the front aspect.

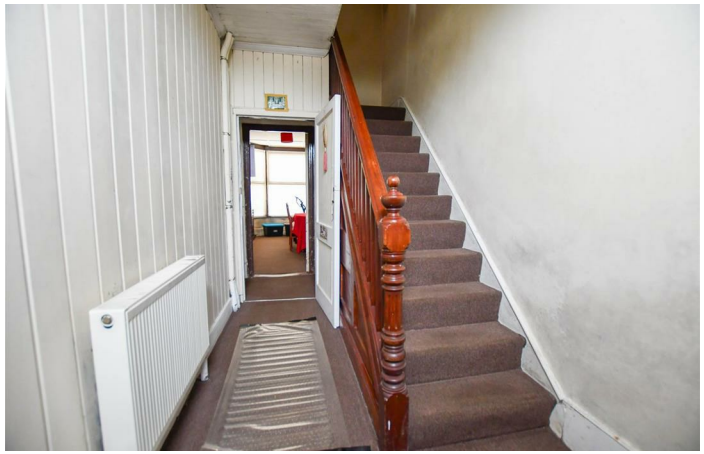
**FAMILY BATHROOM**
with a low level WC, side panel bath, vanity wash hand basin, laminate flooring, tiled splashbacks, loft access, radiator, double glazed window to the rear aspect.

**OUTSIDE**
To the rear of the property is a low maintenance garden laid to paving and enclosed by timber fencing and part walled.

**DETACHED GARAGE**
with an up and over door to the front, power and light, pedestrian door into the rear garden.

**SALES AGENTS NOTES**
We are advised the property was formerly used as a commercial premises.

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





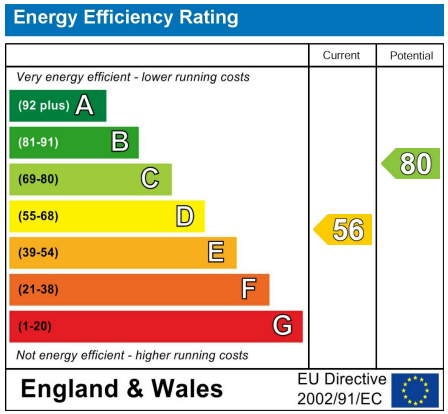








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Guide Price £260,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambridgeshire



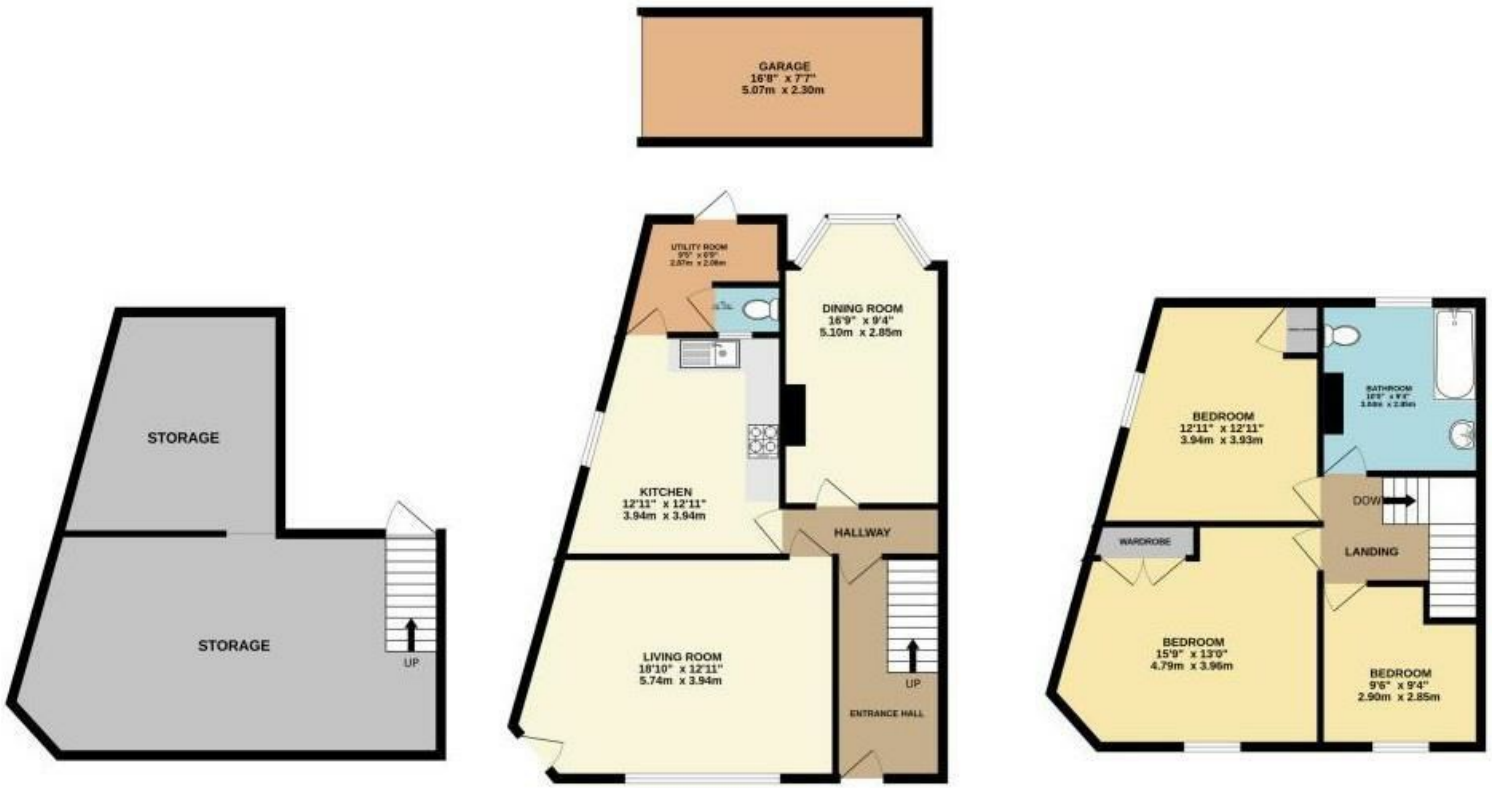


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BASEMENT
450 sq.ft. (41.8 sq.m.) approx.

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.




6 MARKET STREET, CB7 5JG

TOTAL FLOOR AREA : 1823 sq.ft. (169.3 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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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.

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