



Terence Place, Fordham, CB7 6AR

**CHEFFINS**

## Terence Place

Fordham,  
CB7 6AR

- Modern Semi-Detached House
- 2 Double Bedrooms
- Kitchen/Dining Room
- Cloakroom
- Enclosed Rear Garden
- Garage & Driveway
- NO CHAIN

A modern and spacious 2 bedroom semi-detached property situated in the popular village of Fordham. The property benefits from a kitchen/dining room, a living room and cloakroom on the first floor and 2 double bedrooms and a bathroom on the first floor. To the rear of the property is a good sized garden, a detached garage and driveway. NO CHAIN.



**Offers In Excess Of £310,000**





## 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 entrance door, stairs to the first floor.

## LIVING ROOM

with 2 double glazed windows to the front aspect, radiator, Karndean flooring, central heating thermostat, under stairs storage cupboard.

## INNER LOBBY

## CLOAKROOM

with a low level WC, wall mounted wash hand basin, Kardean flooring, radiator.

## KITCHEN/DINING ROOM

with a range of base and wall mounted units with work surfaces over, a stainless steel sink, 4 ring hob with electric oven under and extractor over, integrated fridge, freezer, washer/dryer and wine fridge, a radiator, 2 ceiling light points, Glowworm gas fired boiler, double glazed window and double glazed patio doors to the rear garden.

## FIRST FLOOR

## LANDING

## BEDROOM 1

with a double glazed window to the front aspect, wardrobes, radiator.

## BEDROOM 2

with a double glazed window to the rear aspect, radiator.

## BATHROOM

with a panelled bath with shower attachment over and screen, low level WC, pedestal wash hand basin, tiled walls and flooring, extractor fan, radiator, double glazed window to the rear aspect.

## OUTSIDE

To the front of the property is an area laid to lawn with a driveway with parking for 2 vehicles to the side.

The rear garden is mainly laid to lawn with a patio seating area. Enclosed by timber fencing with gated rear access and separate gated access leads to timber built shed.

## DETACHED GARAGE

with an up and over door, rear access door into garden, power and light connected.

## Sales Agents Notes

Please note there is an annual service charge of approx. £327 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>                          |                         | 96                                                                                |
| (81-91) <b>B</b>                            | 83                      |                                                                                   |
| (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 |                         |                                                                                   |
| England & Wales                             | EU Directive 2002/91/EC |  |

Offers In Excess Of £310,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambridgeshire

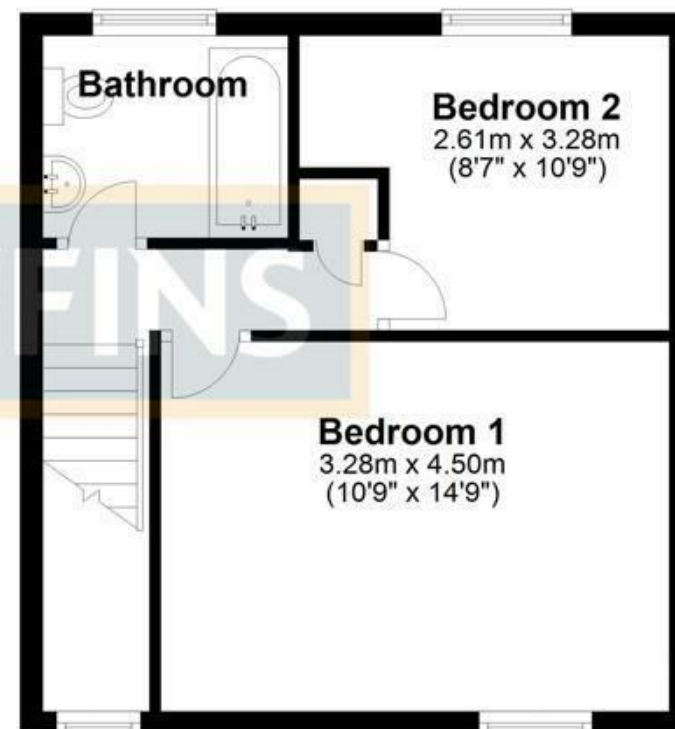
## Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 67.1 sq. metres (721.8 sq. feet)

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.

