

Mill Lane, Fordham, Ely, Cambridgeshire

Pocock + Shaw

49 Mill Lane
Fordham
Ely
Cambridgeshire
CB7 5NH

A charming 4-bedroom Victorian terraced home, sympathetically extended with accommodation over 3 floors and standing in a sought-after village location. The property is beautifully presented and includes a superb open-plan living/dining room, a modern kitchen and bathroom and an excellent attic room. Additional features are off road parking for two vehicles, a landscaped enclosed rear garden and no onward chain.

Guide Price £285,000









Location The village of Fordham lies some 5 miles north of Newmarket, renowned as the British Headquarters of horse racing offering an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge and Ely just 12 miles away.

Accommodation

Living room/dining room with a part glazed entrance door, fireplace with brick hearth and surround and quarry tiled hearth, built in cupboards and shelving, wood effect flooring, glazed door leading to the garden.

Rear lobby with a door leading to stairs to the first floor, wood effect flooring.

Kitchen with a range of shaker style fitted base and wall mounted units, worktops with inset sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, integrated fridge and freezer, cupboard housing the gas fired combination boiler, recessed ceiling lighting, terracotta tiled flooring.

Bathroom with a bath with shower over, hand basin with storage under, concealed cistern low level WC.

First floor

Landing with stairs leading to the second floor,

Bedroom 1 with a range of fitted wardrobes and cupboard storage, original wood flooring, feature wall panelling.

Bedroom 3 with built-in cupboards and storage.

Bedroom 4 with part sloping ceilings.

Second floor landing opening to;

Bedroom 2 a double aspect room with Velux windows to the front and rear, feature wall panelling, sloping ceilings and eaves storage.

Outside The property stands in an elevated position in a sought-after village location. At the front is a block paved driveway with parking for two vehicles. To the rear of the house is a landscaped low maintenance garden, with a lawn and two patio areas, a covered lean-to leads to the rear door to the house.

A gated side access provides rights of way for neighbouring properties to access their rear gardens. In turn, this property benefits from a right of way over the rear garden of No. 51. We are advised that this access is very rarely used.

Tenure The property is freehold and has a registered title. The rear garden is held on a possessary title.

Services Mains water, gas, drainage and electricity are connected.

The property is in Fordham conservation area and is in a low flood risk area.

Internet connection, basic: 18Mbps, Superfast 80|Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: E

Council Tax B East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





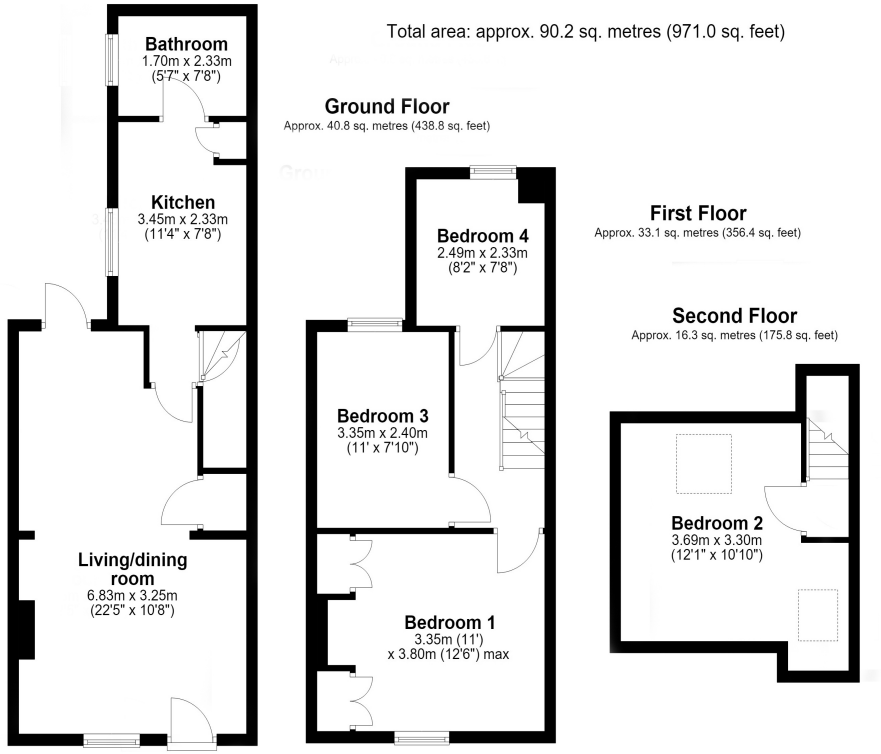












Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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