



Isleham Road, Fordham, Cambridgeshire

Pocock + Shaw



20 Isleham Road  
Fordham  
Cambridgeshire  
CB7 5NL

A deceptively spacious period three bedroom cottage of character situated in a sought after village. Two reception rooms, Wood burning stove, cast iron fireplace, courtyard garden and two off road parking spaces. No Chain.

Guide Price £215,000





**Location** 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.

**The Property** Situated on the outskirts of this popular village the cottage offers deceptively spacious accommodation comprising of two reception rooms and three bedrooms. The property retains a number of character features including a cast iron fireplace and stripped wooden doors. In addition there is a courtyard garden to the rear and two off road parking spaces. With the benefit of uPVC double glazed windows and a gas fired heating system in detail the accommodation includes.

## Ground Floor

**Sitting Room** 4.30m (14'1") x 3.32m (10'11")  
With a window to the front, fireplace with a wood burning stove, radiator, entrance door., stairs, to the first floor.

**Dining Room** 4.30m (14'1") x 3.33m (10'11")  
With a uPVC double glazed window to the rear, radiator, under stair cupboard.

**Kitchen** 2.73m (8'11") x 2.01m (6'7")  
Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, electric point for cooker, uPVC double glazed window to side, radiator.

**Bathroom** Fitted with a three piece suite comprising of a bath with independent shower over, pedestal wash hand basin and low-level WC, tiled surround, shaver point and light, uPVC double glazed window to side, radiator, wall mounted gas fire boiler, airing cupboard with a hot water cylinder.

## First Floor

### Landing

With access to loft space.

**Bedroom 1** 4.30m (14'1") x 3.42m (11'3")  
UPVC double glazed window to the front aspect, radiator, period style cast iron fireplace, built in cupboard.

**Bedroom 2** 3.33m (10'11") x 2.13m (7')  
UPVC double glazed window to rear aspect, radiator.

**Bedroom 3** 2.53m (8'4") x 2.06m (6'9")  
UPVC double glazed window to rear aspect, radiator.

**Outside** The cottage is set behind a front garden with screen fence and path to the front door. There is a courtyard rear garden area. The property also benefits from two off road parking spaces to the rear and approached via a track to the left of the cottage.

**Tenure** The property is freehold.

**Services** Mains water, drainage, gas and electricity are connected.  
The property is not in an conservation area. The property is in a very low flood risk area.  
Internet connection, basic: 19Mbps, Ultrafast: 1000Mbps.  
Mobile phone coverage by three major carriers.  
Virgin cable services are not available.  
EPC: TBC

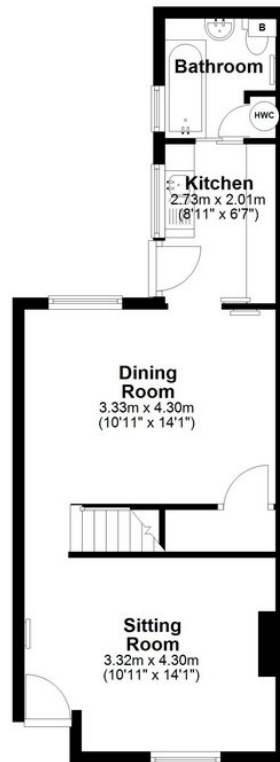
**Council Tax** C East Cambs District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

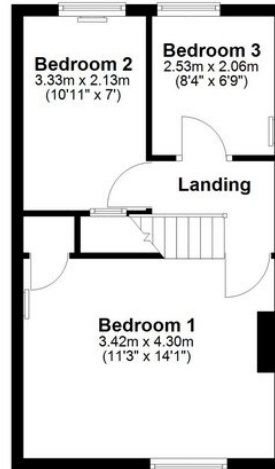




**Ground Floor**  
Approx. 41.3 sq. metres (444.2 sq. feet)



**First Floor**  
Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.7 sq. feet)



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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