



**50B Fordham Road**

Soham, Ely, Cambs, CB7 5AH

**Guide Price £350,000**



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## Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

## Description

This detached 3-bedroom property is set on a large plot and benefits from a large detached garage, WC, conservatory and spacious family accommodation. Requiring renovation and updating, the property also offers re-development potential for circa 3 dwellings (subject to planning).

## Entrance Hall

Part glazed entrance door. Small window to side aspect. Ceiling light point. Telephone point. Stairs to first floor with understairs storage cupboard. Central heating thermostat.

**Living Room** - 5.46m x 3.63m (17'11" x 11'11")

Windows to the front and rear aspects. Parquet flooring. Picture rail. Two radiators. Ceiling light point. Tiled fireplace and hearth (Gas).

**Dining Room** - 4.17m x 0m (13'8" max x 0'0")

Two windows to the front aspect. Radiator.

**Kitchen** - 4.55m x 3.3m (14'11" x 10'10")

Range of units at base level with work surfaces over. One and a half bowl sink with mixer tap. Window to the rear aspect. Tiled splash areas. Tiled floor. Fluorescent strip light. Space for range cooker. Door to Larder. Door to rear lobby.

**Larder** - 1.78m x 1.19m (5'10" x 3'11")

Window to the side aspect. Gas meter. Potterton wall mounted gas fired boiler and programmer serving central heating. Tiled floor. Ceiling light point.

**Lobby** - 1.47m x 0.89m (4'10" x 2'11")

Ceiling light point. Part glazed door to the conservatory. Tiled floor. Door to WC.

**WC** - 1.47m x 0.76m (4'10" x 2'6")

Wash basin to corner. Low level WC. Tiled floor. Ceiling light point. Window to side aspect.

## Landing

Half landing has a large full height picture window to the front aspect. Radiator. Main landing has access to loft space and a cupboard with hot water tank & shelving.

## Store - 2.03m x 1.17m (6'8" x 3'10")

Walk-in cupboard with window to the front aspect. Ceiling light point.

## Bedroom 1 - 5.46m x 3.63m (17'11" x 11'11")

Windows to the front and rear aspects. Two radiators. Ceiling light point.

## Bedroom 2 - 3.61m x 3.35m (11'10" x 11'0")

Window to the rear aspect. Radiator. Coved ceiling with light point.

## Bedroom 3 - 3.3m x 2.74m (10'10" max x 9'0")

Window to the rear aspect. Radiator. Ceiling light point. Picture rail.

## Shower Room - 2.57m x 1.96m (8'5" x 6'5")

Window to the side aspect. Low level WC. Wash basin with cupboards under and mirror over. Walk-in shower cubicle with seat and grab rail.

## Conservatory - 5.21m x 2.46m (17'1" x 8'1")

Brick construction. Tiled floor. Window to side aspect. Two windows to rear aspect. Double glazed window and sliding patio door to side. Ceiling light point.

## Outside

The frontage has a low brick wall with gated personal access to a path to the entrance door and double gates leading to a concrete driveway providing off road parking for several vehicles. There are two separate lawned areas with an array of mature shrubs and flowers. There is a large double length (approx 36' x 11'11" internally) garage to the side with windows and door to the mature rear garden which is of a substantial size and laid into two distinctive areas of lawn with flower, tree and shrub borders.



**Property Information.**

Local Council is East Cambridgeshire District Council

Tax band is E

EPC is 55 (D)

**Spray foam insulation in roof will have to be removed. (Quotes available)**

**THERE IS AN ONGOING SUBSIDENCE CLAIM**

**May not be mortgageable at present...No flood risk perceived**

All mains services connected.

No Wayleaves, Easements or Rights of Way.

Broadband estimated speeds; Standard 16 mbps, Superfast 98 mbps, Ultrafast 1000 mbps

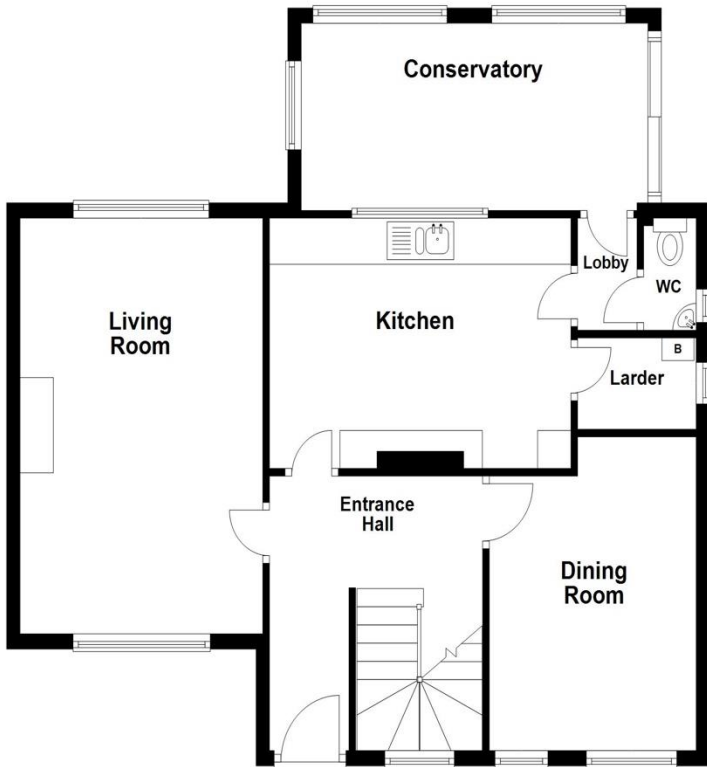




## Floor Plan

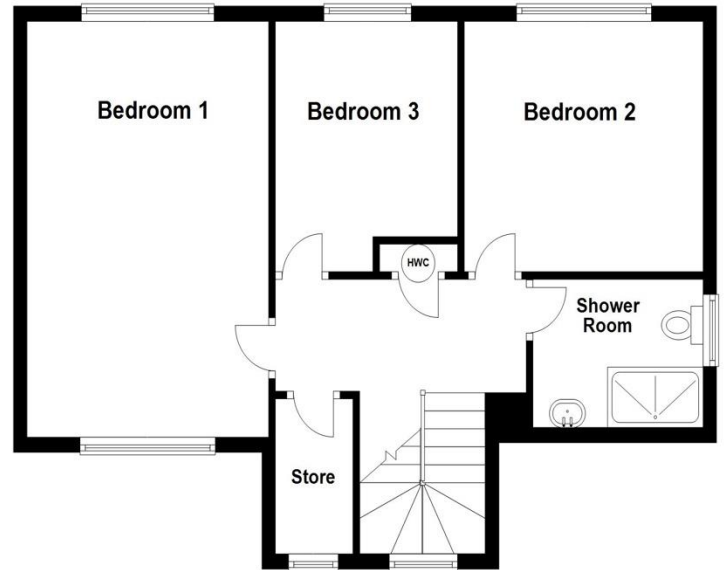
### Ground Floor

Approx. 78.5 sq. metres (845.4 sq. feet)



### First Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		