



14 King James Close

Fordham, Ely, Cambs, CB7 5ZH

Guide Price £299,000



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Fordham

The picturesque village of Fordham offers an excellent selection of amenities, with everyday essentials within easy reach. A convenience store sits alongside several local shops and services, including a village butchers and a handful of traditional country pubs, offering delicious home-cooked food and the the popular Scotsdales and Simpsons Garden Centres are nearby. Supermarkets can be found within a 10-minute drive to either Ely or Newmarket. Just a 30-minute drive from the property, Cambridge offers an impressive shopping selection, with the famous Grand Arcade amongst the city's myriad of attractions. The A14 Newmarket bypass is less than a 10-minute drive away and provides a direct route into Cambridge to the east and Bury St Edmunds to the west. Both areas can be reached in around 30 minutes by car. The A11 link to Norwich and the Broads can also be reached within few minutes. Newmarket train station is just a 15-minute drive away and Soham only 10 minutes, both with routes to Kings Cross in under an hour as well as Stansted Airport, Norwich and Ipswich

Description

Well presented, almost new, 3-bed semi ,built in 2022 by Bellway homes & benefitting from gas central heating, double glazing, WC & parking to the front for 2 vehicles. Situated at the end of a cul-de-sac on this development to the eastern outskirts of this popular village, this is a great first- time buyer's home.

Hallway

Stairs to first floor. Radiator. Ceiling light point. Door to Living Room. Door to:

WC

Corner wash basin. Low level WC. Radiator. Tiled splash areas. Ceiling light point. Double glazed window to the front aspect.

Living Room - 4.37m x 3.63m (14'4" x 11'11")

Double glazed window to the front aspect. Radiator. Central heating thermostat. Under stairs storage cupboard with fuse box. Ceiling light point. Doorway to:

Kitchen/Diner - 4.65m x 2.36m (15'3" x 7'9")

Range of units at base and wall level with work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. Integrated washing machine. Integrated fridge/freezer. Single Zanussi electric oven. 4-Ring gas hob with stainless steel backsplash and extractor over. Double glazed window and double-glazed patio doors to the rear garden. Radiator. Spotlights to ceiling. Cupboard housing ideal Logic gas fired boiler serving central heating and hot water. Mains wired fire alarm.

Landing

Access to loft space. Ceiling light point. Over stairs storage cupboard.

Bedroom 1 - 3.89m x 2.46m (12'9" x 8'1")
Double glazed window to the rear aspect.
Radiator. USB plug socket. Telephone point.
Central heating thermostat. Ceiling light point.

Bedroom 2 - 2.95m x 2.46m (9'8" x 8'1")
Double glazed window to the front aspect.
Radiator. Ceiling light point.

Bedroom 3 - 2.49m x 2.03m (8'2" x 6'8")
Double glazed window to the rear aspect.
Radiator. Ceiling light point.

Bathroom - 2.06m x 1.83m (6'9" x 6'0")
Panelled bath with mixer tap and shower attachment and shower screen. Tiled splash areas. Pedestal wash basin. Low level WC.
Radiator. Spotlights to ceiling. Extractor.
Double glazed window to the front aspect.

Outside

The frontage has allocated parking for two vehicles and a small area of shrub planting. EV charging point. Outside light. Passage to side to the rear garden.

The rear garden is laid mainly to lawn with timber fencing to three boundaries and a patio. Gate from side passage from the front. Timber garden shed. Outside water tap. Wall light point.

Property Information.

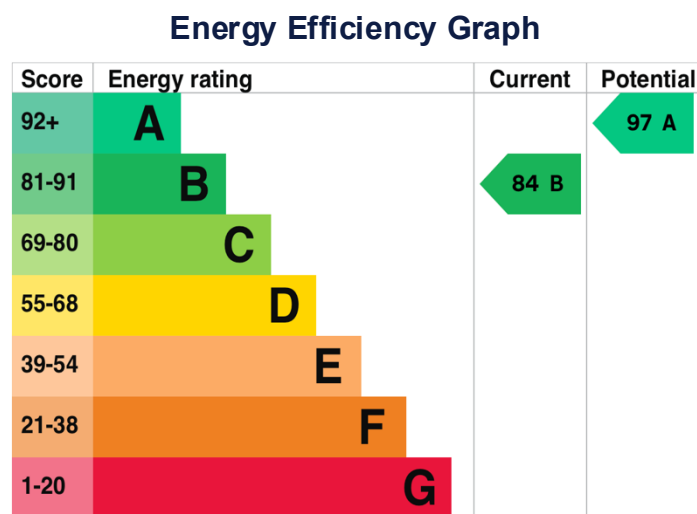
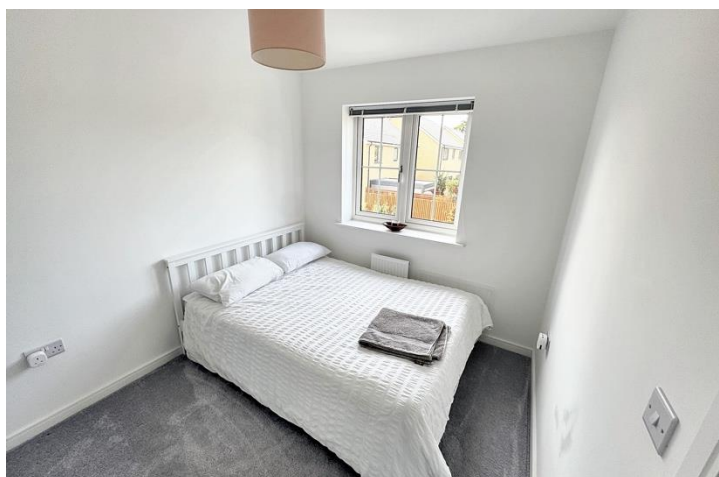
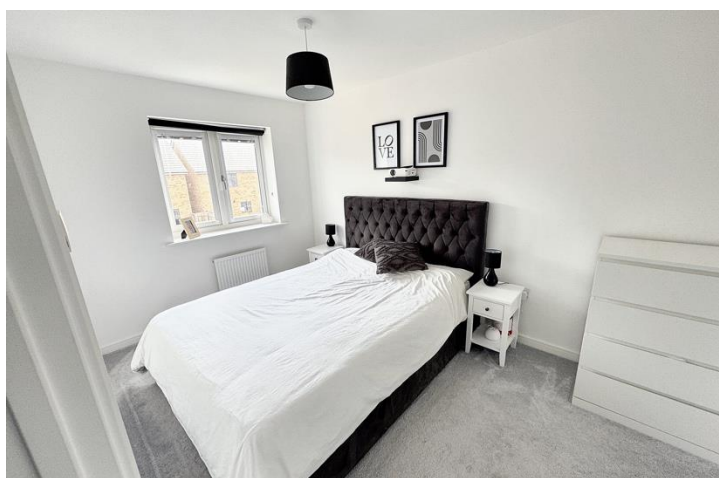
Local Council is East Cambridgeshire District Council - Council Tax Band is B

The property is Freehold with registered title CB482946 and has approximately 7 years remaining of the building warranty.

Flood risk is very low.

The sellers are not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

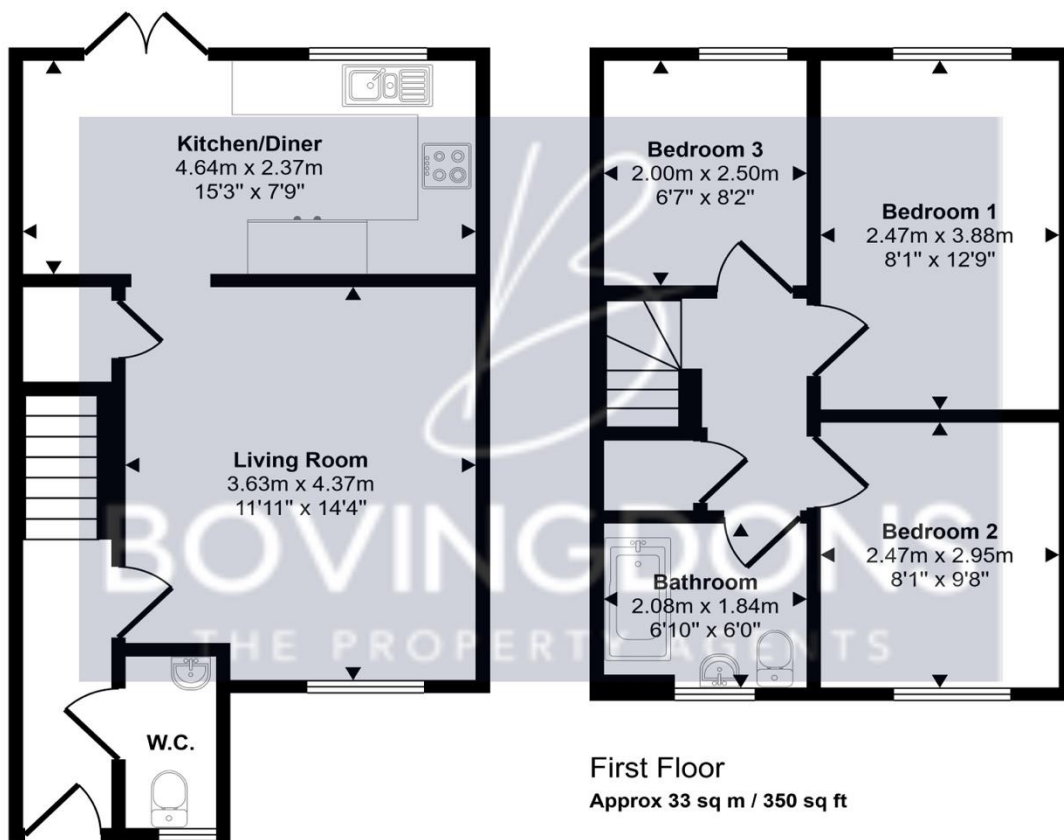
Estimated broadband speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
69 sq m / 738 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.