



## 44 Collins Hill

Fordham, Ely, Cambs, CB7 5PE

**Guide Price £335,000**





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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 popular Scotsdales and Simpsons Garden Centres with charming Cafés are a short distance. Larger 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. Those who prefer to travel by train will find Newmarket train station just a 15-minute drive away and Soham only 10 minutes, providing routes to Kings Cross in under an hour as well as Stansted Airport, Norwich. Peterborough and Ipswich.

## Description

Well presented and improved end of terrace cottage which offers 3 bedrooms, good sized lounge and refitted kitchen/diner with integrated appliances, double glazing and gas central heating. There is also a parking space, raised deck area and a separate garden room. Situated on the edge of this popular village, viewing is recommended.

### Living Room - 5.69m x 3.61m (18'8" x 11'10")

Part double glazed entrance door. Two double glazed windows to the front aspect. Open tread staircase to the first floor. Radiator & Vertical radiator. Built-in display niches and storage cupboards. Doorway to:

### Kitchen/Diner - 5.69m x 3m (18'8" x 9'10")

Refitted with a range of units at base and wall level with quartz worktops and upstands. One and a half bowl stainless steel sink with mixer tap. Integrated Bosch double oven, with induction hob and a stainless-steel extractor over. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for automatic washing machine. Cupboard housing Ideal gas fired combination boiler serving central heating and hot water. Radiator. Double glazed door to the rear garden. Two double glazed windows to the rear garden. Spotlights to ceiling and under unit lighting to kitchen. LVT flooring.

## Landing

Split level. Central heating thermostat. Spotlights.

### Bedroom 1 - 3.07m x 3m (10'1" x 9'10")

Double glazed window to the rear aspect. Built-in triple wardrobe with sliding doors and mirror. USB plug socket. TV Point. Radiator.

### Bedroom 2 - 2.77m x 2.74m (9'1" x 9'0")

Double glazed window to the front aspect. Radiator. Spotlights.

### Bedroom 3 - 2.77m x 2.72m (9'1" x 8'11")

Double glazed window to the front aspect. Radiator. Access to loft space. Spotlights. Wardrobe recess.

### Bathroom - 2.97m x 1.78m (9'9" x 5'10")

Refitted and fully tiled. Double glazed window to the rear aspect. Tiled panelled bath with mixer tap. Low level WC. Wash basin in vanity unit with mixer tap. Heated towel rail. Shower cubicle to corner. Extractor. Spotlights.

## Outside

The front of the property sits adjacent the roadway and has a parking space to the side with a gate leading to the rear garden. Gas meter cupboard.

The rear garden has an area of artificial lawn, paved patio, outside tap and steps up to a good-sized raised deck area. There is also a garden office/gym which measures approximately 10'0" x 8' 10" with power, light fuse box, electric heater and internet connection.

## Property Information.

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

The property is Freehold with registered title CB148915.

Flood risk is very low.

All main utilities are connected.

Energy Performance Rating is C (70)

There are no Restrictive Covenants, Easements, Wayleaves or Rights of Way.

Estimated Broadband speeds are Standard 17mbps, Superfast 58mbps & Ultrafast 1000mbps.

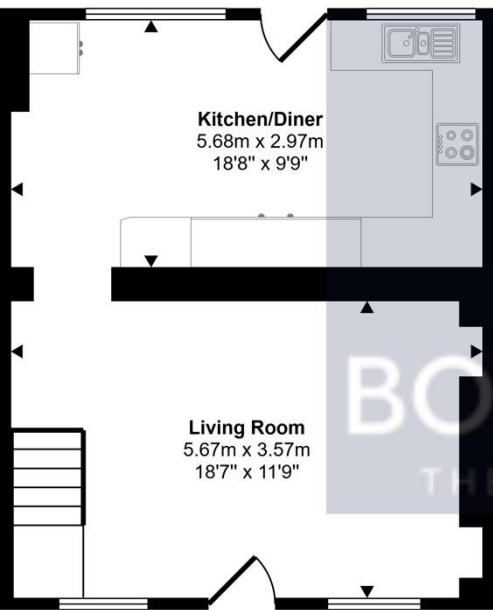




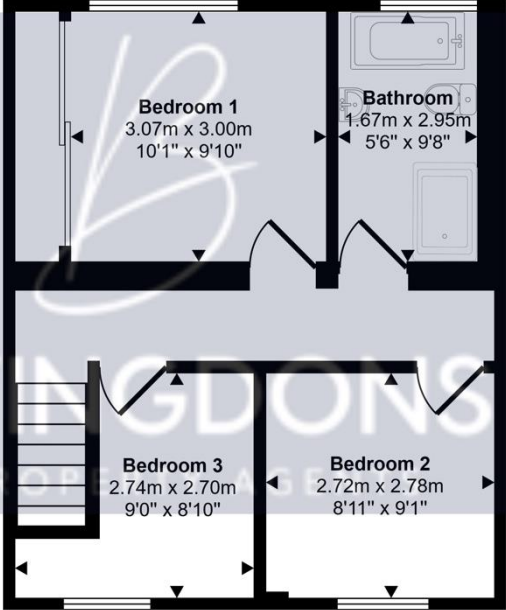


# Floor Plan

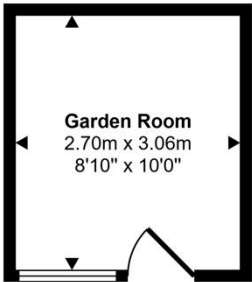
Approx Gross Internal Area  
88 sq m / 947 sq ft



Ground Floor  
Approx 39 sq m / 425 sq ft



First Floor  
Approx 40 sq m / 434 sq ft



Garden Room  
Approx 8 sq m / 89 sq ft

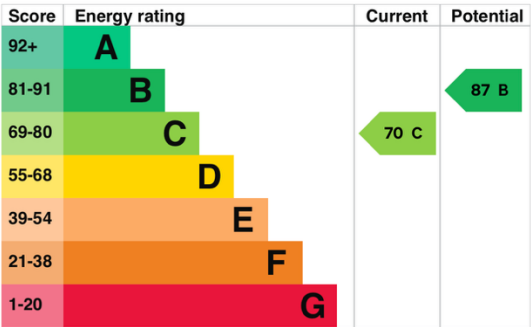
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



# Energy Efficiency Graph



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 firms' employment has the authority to make or give any representation or warranty in respect of the property.