



River Lane, Fordham, Ely, Cambridgeshire

Pocock + Shaw

3 River Lane
Fordham
Ely
Cambridgeshire
CB7 5PF

A delightful three-bedroom semi-detached cottage, brimming with charm and character throughout. The accommodation includes two inviting reception rooms and a cottage-style kitchen. Occupying a desirable non-estate position, a particular highlight is the beautifully established and wonderfully private cottage garden, complemented by a versatile garden studio and off-road parking. Offered with vacant possession and NO CHAIN.

Guide Price £385,000



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

Entrance hall with a glazed entrance door and window to the front aspect, tiled flooring, stairs leading to the first floor.

Living room a charming room with an inglenook fireplace with a bressumer beam, contemporary wood burning stove, parquet wood block flooring, sash window to the front aspect.

Dining room a double aspect room with a sash window to the front aspect and a pair of French doors leading to the garden, feature brickwork, alcove with shelving and wood block flooring.

Kitchen a cottage kitchen with a range of fitted base and wall mounted cupboards, wood worktops with inset sink and drainer, space for a free standing range with an extractor hood over, exposed period clunch wall, tiled floor and a half glazed door to the rear garden.

Rear lobby with a cupboard housing a hot water cylinder.

Bathroom with a bath and shower over, hand basin and low level WC, tiled walls and floor.

First floor

Landing with a window over looking the rear garden.

Bedroom 1 a double aspect room.

Bedroom 2 with 2 windows to the front aspect.

Bedroom 3 with a window overlooking the rear garden.

Outside The property occupies an attractive non-estate position on River Lane, with the front door opening directly onto the footpath. An unadopted lane to the side provides access to a small number of neighbouring properties and leads to a particularly pleasant country walk towards Fordham Wood. The cottage has a private driveway accessed from the lane, together with a gate providing access to the garden.

To the rear is a truly delightful, enclosed garden which enjoys a high degree of privacy. Beautifully established, it is richly planted with mature trees, shrubs and well-stocked flower borders, complemented by an ornamental pond and paved seating areas, creating a wonderfully peaceful and secluded setting.

A generous detached outdoor room, currently utilised as a studio, provides excellent additional space and benefits from its own WC.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

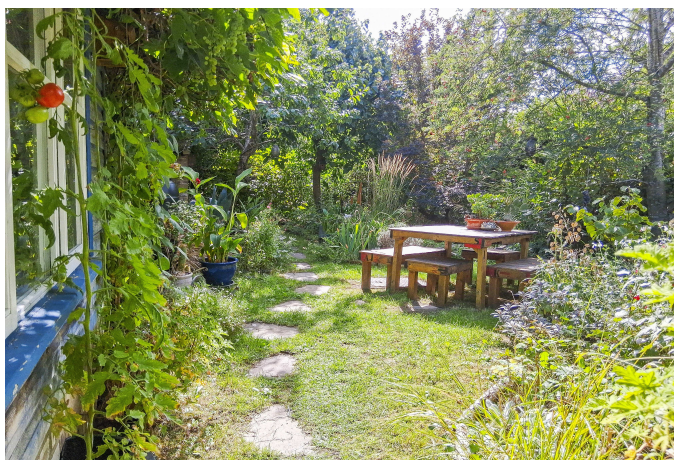
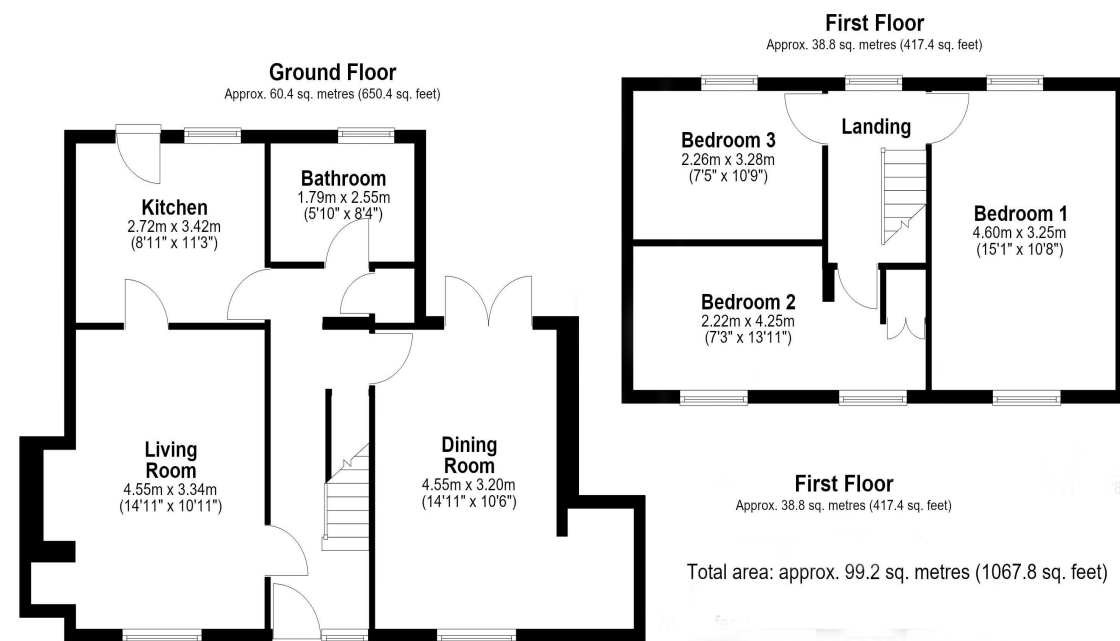
Internet connection, basic: 17Mbps, Superfast 76Mbps, Ultrafast: 1000Mbps.

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

Council Tax 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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