



Mill Lane, Fordham

Pocock + Shaw

79 Mill Lane
Fordham
Cambridgeshire
CB7 5NH

A fascinating detached period house positioned on a 0.14-acre elevated plot in a sought-after village. In need of renovation and with scope to extend (STP) the property features 2 reception rooms, cellar, 3 bedrooms, first-floor bathroom and private gardens.

A particular feature is an attractive driveway approach with the private gardens and no onward chain.

Guide Price £355,000



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

Garden Room 4.88m (16') x 1.60m (5'3") With an entrance door, windows to side and rear aspects, doors to:

Rear Lobby 3.36m (11') x 1.92m (6'3") With a window to side aspect, floor mounted boiler, storage and shelving, door to:

Ground Floor WC 1.92m (6'3") x 1.36m (4'6") With a window to front aspect, low level WC.

Kitchen 5.51m (18'1") x 2.16m (7'1") Fitted with a matching range of units with worktop space over, stainless steel sink unit with single drainer with taps and tiled splashbacks, two windows to rear aspect, double door to storage cupboard, radiator, tiled flooring, fluorescent strip lighting, opening to:

Utility Room 3.59m (11'9") x 2.16m (7'1") Fitted with a matching range of base and eye level units with worktop space over, space for a cooker, plumbing for a washing machine, window to side, radiator, laminate flooring, fluorescent strip lighting.

Family/Dining Room 3.96m (13') x 3.72m (12'2") Window to front aspect, radiator, fitted carpet, central heating, control panel, fireplace in surround, door to:

Entrance Hall With tiled flooring, stairs rising to first floor, door to:

Sitting/Dining Room 3.98m (13'1") x 3.72m (12'2") With a window to front aspect, fitted carpet, fireplace in surround, ceiling spotlight.

First floor landing Fitted carpet, doors to:

Bedroom 4.09m (13'5") max x 3.86m (12'8") With a window to front aspect, fitted carpet, double door to storage cupboard, radiator.

Bedroom 4.08m (13'4") x 3.86m (12'8") With a window to front aspect, alcove storage, door to walk in storage area, fitted carpet, radiator.

Bathroom 4.12m (13'6") max x 2.16m (7'1") max Fitted with three piece suite comprising bath with hand shower attachment over, mixer tap and glass screen, pedestal wash hand basin, low level WC, window to side aspect, airing cupboard housing the hot water cylinder, radiator, door to huge storage cupboard.

Bedroom 3.93m (12'11") max x 2.16m (7'1") With a window to side aspect, radiator, fitted carpet.

Cellar 3.45m x 3.62m () With a door leading from the kitchen area, steps leading down, with a brick floor, fireplace, storage area.

Outside The property stands in an elevated plot of around 0.14 acre with an attractive driveway approach, established gardens and a large area of hard standing.

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: 18Mbps, Superfast : 80Mbps.

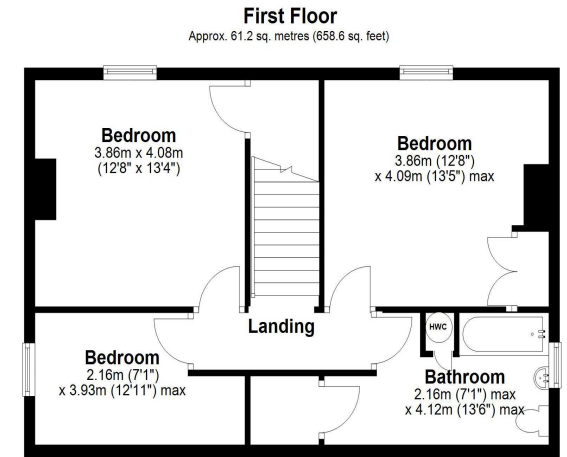
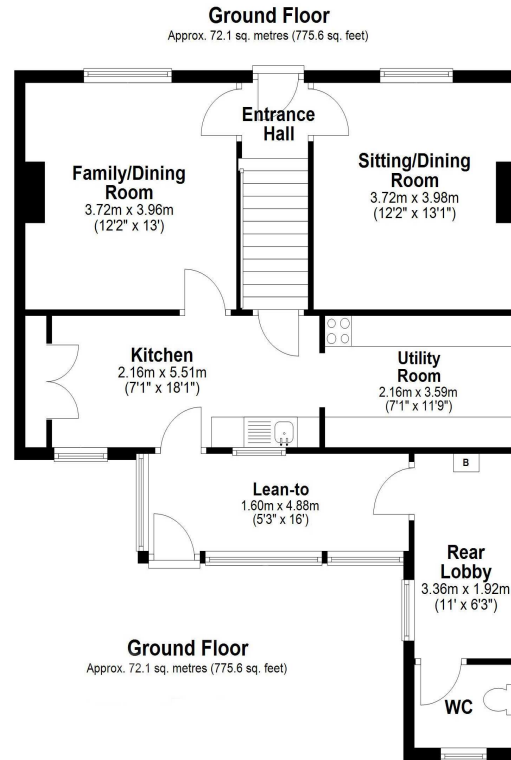
Mobile phone coverage by the four major carriers available.

EPC: E

Council Tax D West Suffolk 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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