



54 Market Street
Fordham

DAVID
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54 Market Street, Fordham CB7 5LQ

The Cambridgeshire village of Fordham lies approximately 5 miles from the renowned horse racing town of Newmarket and 16 miles from the university town of Cambridge. The village boasts many amenities including a Church, primary school, two pubs, village store, fuel station and a nature reserve.

A well-presented and deceptively spacious three-bedroom Victorian house in the heart of the popular Cambridgeshire village of Fordham. Measuring approximately 900 sq.ft of accommodation, the property boasts impressive presentation throughout with an abundance of original features including ornate cast-iron fireplaces and a stain glass front door. Externally offering ample driveway parking and a spacious rear garden.

An impressive three-bedroom period home in Fordham with a large driveway and rear garden.

ENTRANCE HALL Entering through an original stain glass front door and stairs rising to the first floor.

SITTING ROOM Bay-window to front aspect, an inset woodburning stove and open to the:

DINING ROOM Windows to both side and rear aspects, an open fireplace and fitted understairs storage.

KITCHEN A stylishly fitted kitchen with fitted units and drawers with oak worktops over and an inset butler sink. Space and plumbing for appliances, tiled floor, partially tiled walls and a window to side aspect with a door leading to the driveway.

UTILITY AREA Worktop space and plumbing for a washing machine.

CLOAKROOM Tiled floor, WC, wash hand basin and a window to rear aspect.

First Floor

LANDING Stairs rising from the ground floor and fitted storage.

BEDROOM 1 Window to front aspect and an ornate cast-iron original fireplace.

BEDROOM 2 Window to rear aspect and a fitted wardrobe.

BEDROOM 3 Window to rear aspect.

BATHROOM Extensively tiled with a bath and a shower over, wash hand basin, WC and a window to side aspect.

Outside

The driveway is situated to the side of the property and offers ample parking and access to the substantial shed and rear garden. The front garden consists of a pathway leading to the front door that is paved with original Victorian tiles and established lavender plants. The rear garden is predominately lawned with a paved terrace and a small selection of shrubs.

SERVICES Gas fired central heating served by a recently installed boiler (2019). Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

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LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND B.

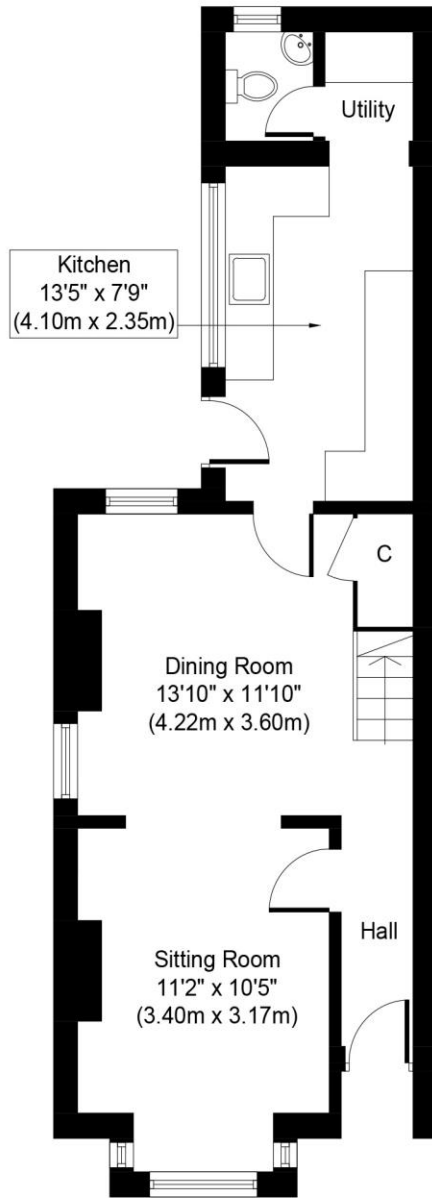
TENURE Freehold.

EPC E.

WHAT3WORDS blink.giraffes.cricket

VIEWING by prior appointment only through David Burr estate agents.





Kitchen
13'5" x 7'9"
(4.10m x 2.35m)

Dining Room
13'10" x 11'10"
(4.22m x 3.60m)

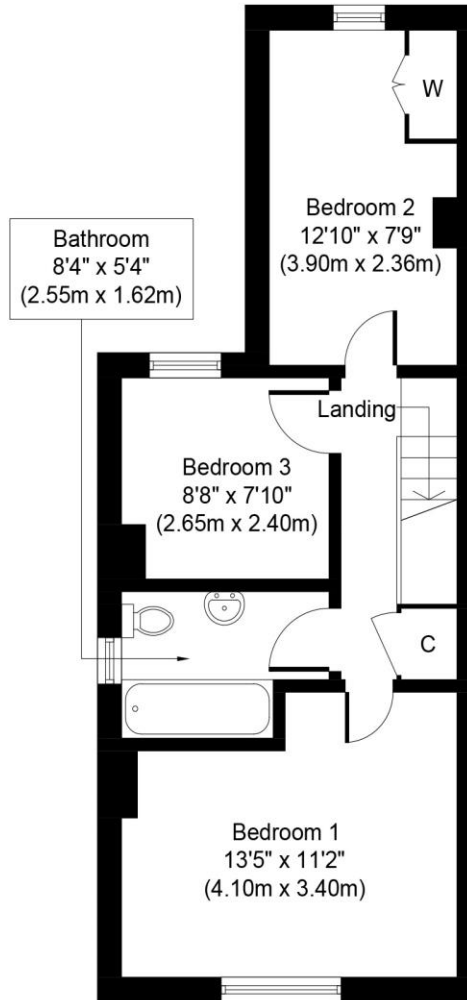
Sitting Room
11'2" x 10'5"
(3.40m x 3.17m)

C

Hall

Utility

Ground Floor
Approximate Floor Area
465 Sq. ft.
(43.2 Sq. m.)



Bathroom
8'4" x 5'4"
(2.55m x 1.62m)

Bedroom 2
12'10" x 7'9"
(3.90m x 2.36m)

Bedroom 3
8'8" x 7'10"
(2.65m x 2.40m)

Landing

C

Bedroom 1
13'5" x 11'2"
(4.10m x 3.40m)

W

First Floor
Approximate Floor Area
428 Sq. ft.
(39.8 Sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

