



Thirlwall Drive, Fordham, Ely, Cambridgeshire

Pocock + Shaw



52 Thirlwall Drive  
Fordham  
Cambridgeshire  
CB7 5NY

A well presented modern 2 bedroom semi-detached house standing in an established residential area at the eastern edge of the village. The house is offered with no chain and benefits from an open plan bay fronted living/dining room, a modern fitted kitchen and 2 bedrooms and a bathroom on the first floor. Features include off road parking for several vehicles, gas central heating and an enclosed south facing rear garden.

£250,000





**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 part glazed entrance door, stairs leading to the first floor.

**Living room/dining room** with a large bay window to the front aspect.

**Kitchen** with range of fitted base and wall mounted units, integrated sink and drainer, space for a free standing oven with an extractor hood over, under stair cupboard, wood flooring and part glazed door leading to the rear garden.

### First floor

#### Landing

**Bedroom 1** with wood effect flooring.

**Bedroom 2** with a cupboard housing the gas fired combination boiler.

**Bathroom** with bath with shower over, hand basin and low level WC, ladder style heated towel rail, wood effect flooring.

**Outside** To the front and side is a shingled area and a driveway with parking for several vehicles.

A gated pedestrian access leads to an enclosed south facing rear garden with a an area of lawn, raised timber decking and a timber shed.

### 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: 22Mbps, Superfast 77Mbps, Ultrafast: 1000Mbps.  
Mobile phone coverage by 3 of the major carriers available. EPC: C

**Council Tax** B West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



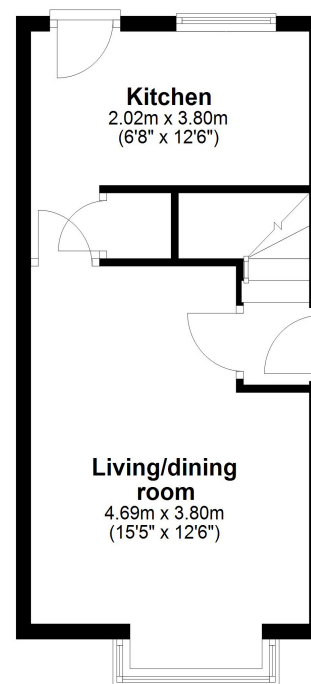




Total area: approx. 59.3 sq. metres (637.9 sq. feet)

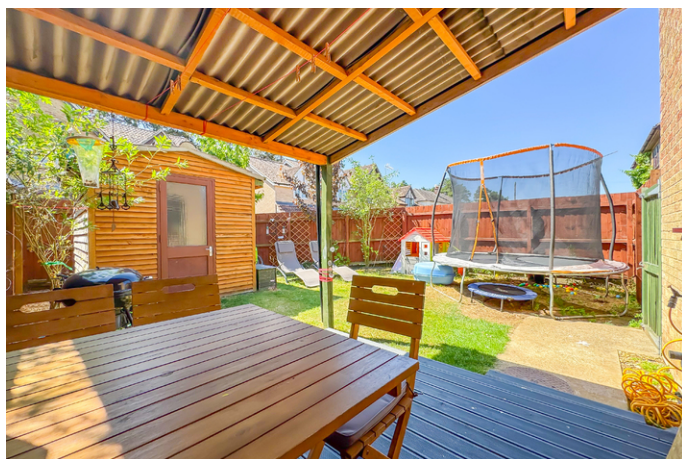
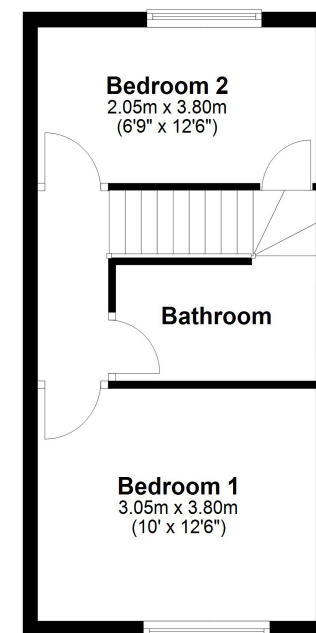
### Ground Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



### First Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



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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