



Trinity Close, Fordham, Ely, Cambridgeshire

Pocock + Shaw

3 Trinity Close
Fordham
Ely
Cambridgeshire
CB7 5PB

A modern 4/5 bedroom end of terrace family home, delightfully positioned with attractive views over Trinity green. Benefitting from a spacious sitting room, kitchen/dining room, gas fired central heating, double glazing, an ensuite shower room and family bathroom. An impressive family home, early viewing recommended.

Asking Price £315,000



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, an 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.

Fordham itself offers a good range of facilities including two garden nurseries, a highly regarded primary school, shops, garage, public house, restaurant and church. It also has a regular bus service and is well placed for access to the A14 dual carriageway to both Cambridge and Bury St Edmunds.

A modern 4/5 bedroom end of terrace family home, delightfully positioned with attractive views over an open green. Benefitting from a spacious sitting room, kitchen/dining room, gas fired central heating, double glazing 4/5 bedrooms, an ensuite shower room and family bathroom. An impressive family home, early viewing recommended.

With double glazed windows and doors and a gas fired radiator heating system in detail the accommodation includes:

Ground Floor

With an entrance door leading to hallway with space for coats and shoes, tiled flooring, door leading to:

Kitchen/Diner 5.50m (18') x 3.15m (10'4") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated full height larder fridge and freezer, space & plumbing for washing machine, space for tumble dryer, built-in eye level electric fan assisted double oven, built-in four ring hob with extractor hood over, electric eye level grill, window to front, radiator, tiled flooring, ceiling with spotlights, door to:

Sitting Room 5.47m (17'11") x 3.85m (12'8")

With a window to rear aspect, fireplace, two radiators, fitted carpet, ceiling pendant light with dimmer control, double door to rear garden.

Study/ Bedroom 5 4.25m (13'11") x 2.21m (7'3")

With a window to front aspect, skylight, radiator, laminate flooring, door to understairs storage cupboard, door to:

En-suite Shower Room 1.70m (5'7") x 1.10m (3'7")

Fitted with three piece suite comprising tiled shower enclosure with shower over and glass screen, wash hand basin with storage under, mixer tap and wall mounted mirror, low-level WC, radiator.

First Floor Landing

With access to loft space, fitted carpet, doors to:

Bedroom 1 3.64m (11'11") x 3.04m (10')

With a window to rear aspect, fitted four door wardrobe, radiator, fitted carpet.

Bedroom 2 4.64m (15'3") x 2.35m (7'9")

With a window to rear aspect, storage cupboard housing the wall mounted boiler, radiator, carpet flooring.

Bedroom 4 2.60m (8'6") x 2.37m (7'9")

With a window to side aspect, radiator, carpet flooring.

Bathroom

Recently refitted with three piece suite comprising bath with shower over and with folding glass screen, wash hand basin in vanity unit with storage under and low-level WC, tiled surround, WC with hidden cistern, heated towel rail, radiator.

Bedroom 3 2.94m (9'8") x 2.42m (7'11")

With a window to front aspect, radiator, carpet flooring.

Outside

With a driveway providing off road parking to the front, pathway to front door, garden laid mainly to gravel area with foot path leading to front door and side pedestrian access. The enclosed rear garden planted with an array of flower and shrub beds, trees and raised planters, timber garden shed and wooden pergola.

Agents Note

There is a Trinity Close Residents Association to which a contribution of £50, per annum is payable.



Services

Mains water, gas, drainage and electricity are connected.

The property is standard construction.

The property is freehold.

The property is not in a conservation area.

The property has a registered title.

The property is in a no flood risk zone.

Mobile coverage with the four major providers.

Broadband speeds: Basic 18 Mbps, Superfast 80 Mbps.

Satellite / Fibre TV Availability: BT, Sky.

Tenure The property is freehold.

The property is not in a conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

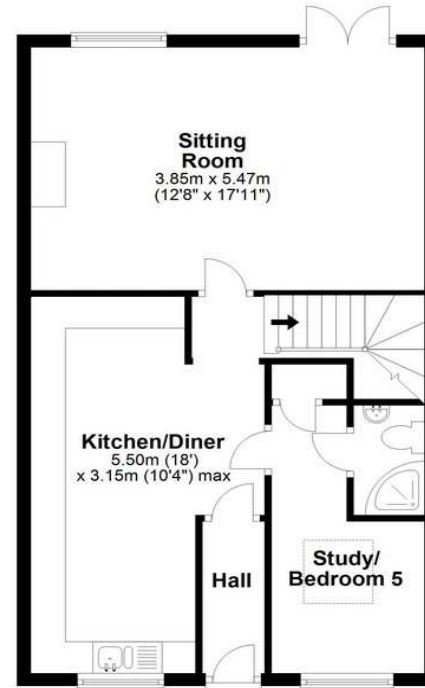
Mobile phone coverage by the four major carriers available.

EPC: C

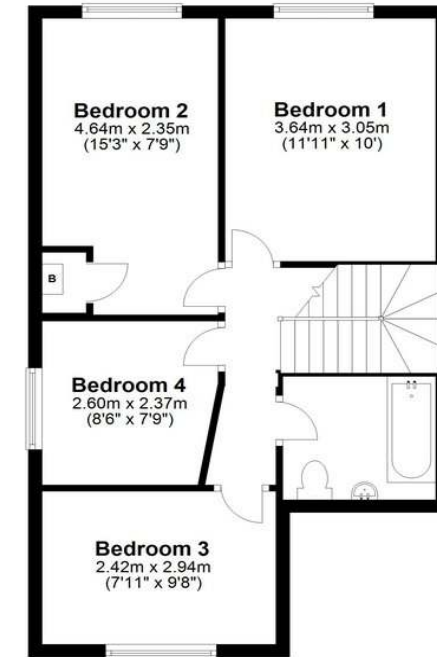
Council Tax: C, East Cambs. District Council

Viewing By Arrangement with Pocock + Shaw KS

Ground Floor
Approx. 56.9 sq. metres (612.5 sq. feet)



First Floor
Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 105.1 sq. metres (1131.1 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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