



**22 Market Street**  
**Fordham, Cambridgeshire CB7 5LQ**  
**Guide Price £180,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## 22 Market Street, Fordham, Cambridgeshire CB7 5LQ

A rare opportunity to purchase a modern and spacious first floor apartment located close to the centre of this desirable village allowing excellent access to Newmarket, Ely, Cambridge and the A11/A14.

Consisting of tastefully decorated accommodation with a modern trend throughout, including a superb private entrance/reception hall with stairs leading up to a modern fitted kitchen, sitting/dining room, two good size bedrooms and a bathroom.

Superb first time or investment purchase.

Offered for sale with the distinct advantage of no upward chain - viewing is essential.

EPC (D)

### Accommodation Details

Ground floor lobby with staircase rising to the first floor landing with door leading through to:

#### Lounge 16'8" x 11'0" (5.08m x 3.35m)

With window to the front aspect, wood effect flooring, TV aerial connection point, radiator, access and door leading through to:

#### Lobby

With built in cupboard housing gas fired boiler and water cylinder plus space and plumbing for a washing machine and space for a tumble dryer, access to loft space, access and door leading through to:

#### Bathroom 5'7" x 5'5" (1.70m x 1.65m)

With suite comprising panel bath

with shower over and glass screen, wash hand basin and low level WC, part tiled walls, wood effect flooring, radiator, Velux window to the rear aspect.

#### Kitchen 11'2" x 7'9" (3.40m x 2.36m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for electric cooker, space for fridge/freezer, inset sink unit with mixer tap over, wood effect flooring, radiator, window to the front aspect.

#### Bedroom 1 11'0" x 10'9" (3.35m x 3.28m)

With window to the side aspect, wood effect flooring, radiator.

#### Bedroom 2 11'0" x 9'11" (3.35m x 3.02m)

With window to the front aspect, radiator.

### Agents Note

Offered for sale on a leasehold basis - lease renewed 999 years on 27th April 1990.

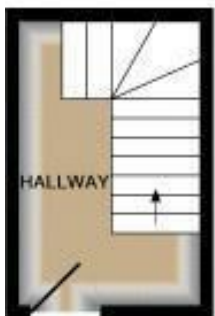
No ground rent or service charges.



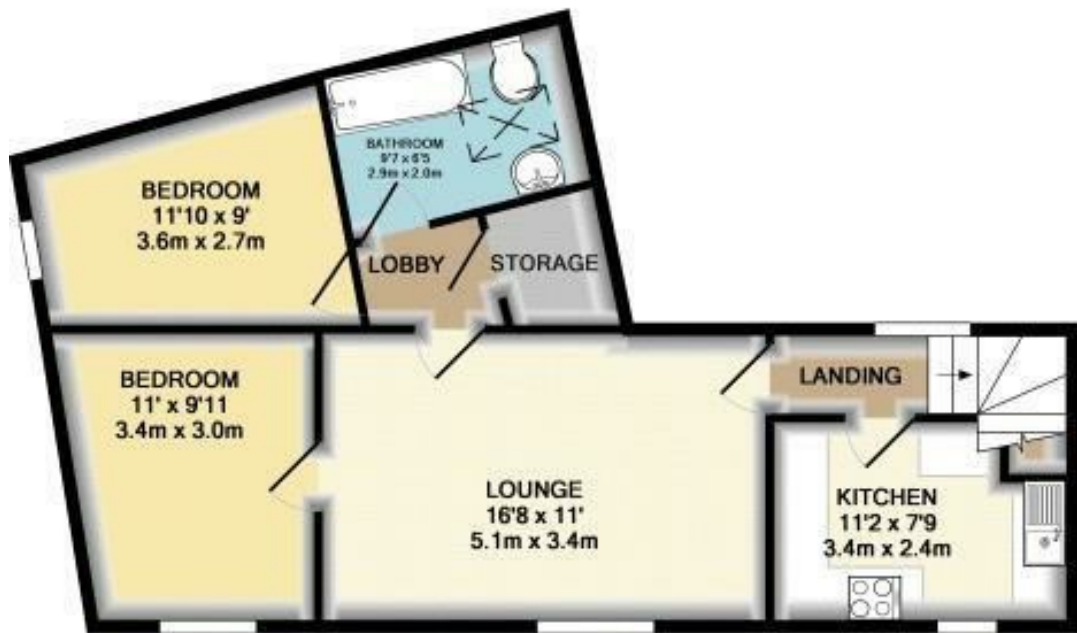
TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

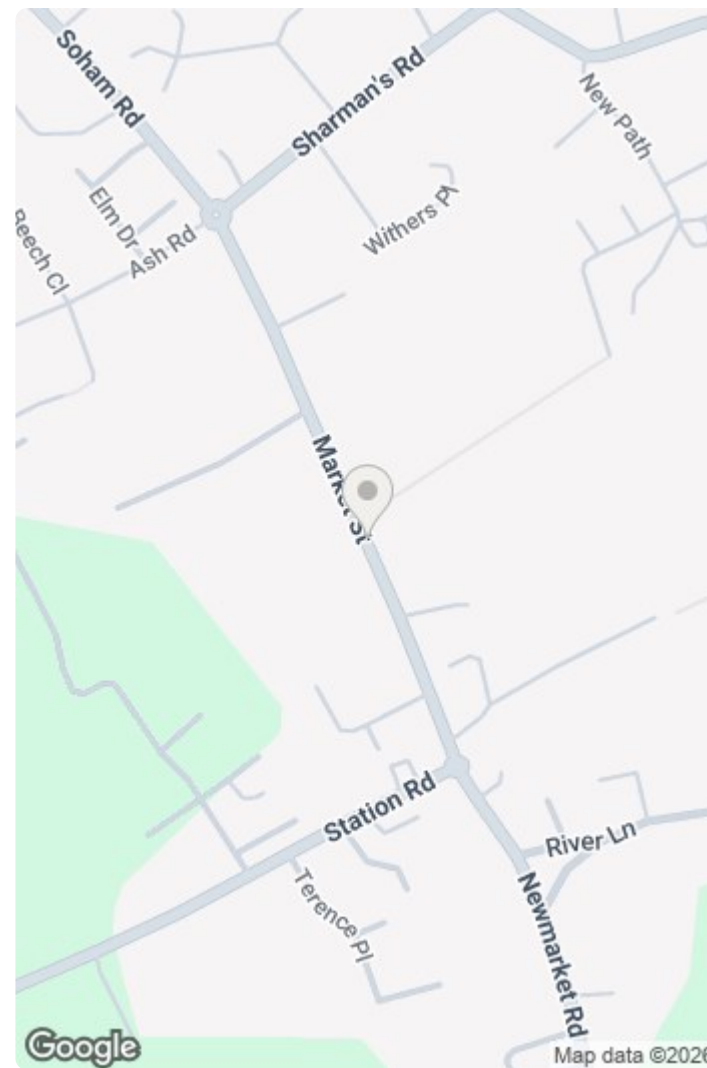
Made with Metropix 5/2014



GROUND FLOOR  
APPROX. FLOOR  
AREA 79 SQ.FT.  
(7.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 599 SQ.FT.  
(55.6 SQ.M.)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Curve	Very environmentally friendly - lower CO <sub>2</sub> emissions	Curve
A	47%	A	77%
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

