



**Collins Hill  
Fordham  
Ely  
Cambridgeshire  
CB7**

**Offers in Excess of £305,000**

**bettermove** 

# Collins Hill Ely

Bettermove are proud to present this 3 bedroom end of terrace cottage in Fordham, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available to the side of the property.

The council tax band is B.

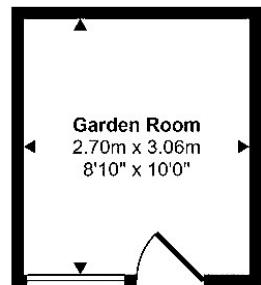
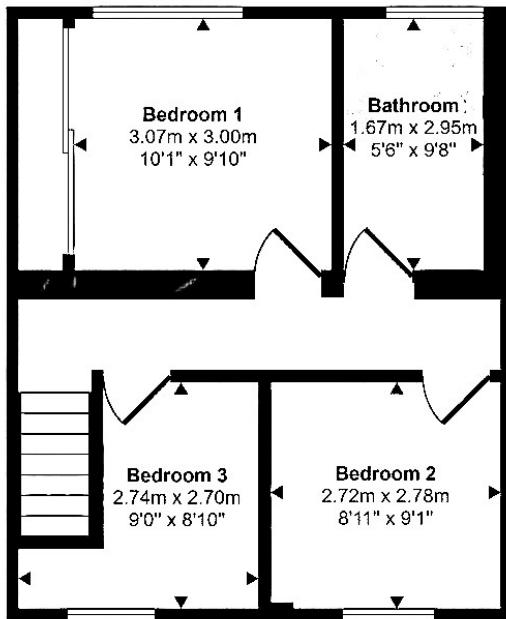
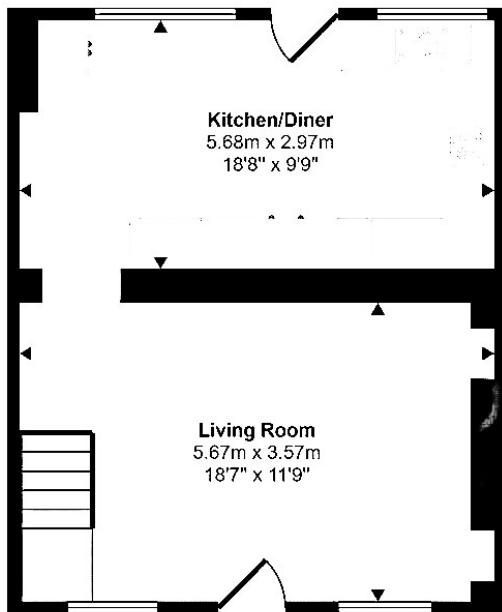
The interior of this beautifully presented property comprises a spacious living room, and modern fitted kitchen/diner on the ground floor. The first floor consists of the three bedrooms, including two doubles, and one single, alongside the family bathroom. Outside, the property boasts an outbuilding, complete with power, light fuse box, electric heater, and internet connection, currently used as an office/gym, as well as a private rear garden, with an artificial lawn area, and a raised decking area, perfect for enjoying the summer months.

Located in the sought after village of Fordham, Ely, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Soham Train Station (4.0 miles), a variety of local bus routes, and quick access to the A14, leading to Cambridge.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approx Gross Internal Area  
88 sq m / 947 sq ft



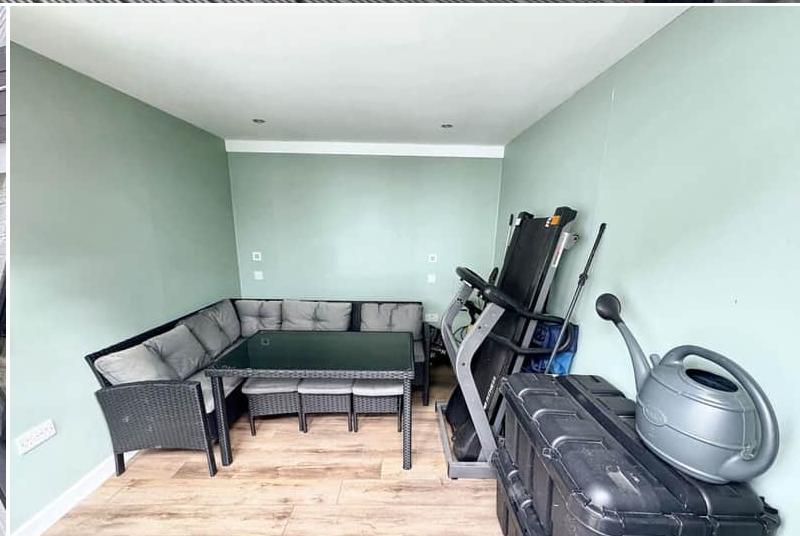
Ground Floor  
Approx 39 sq m / 425 sq ft

First Floor  
Approx 40 sq m / 434 sq ft

Garden Room  
Approx 8 sq m / 89 sq ft

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92+)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| <b>England, Scotland &amp; Wales</b>                            |          | EU Directive 2002/91/EC |           |



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