



Trinity Close, Ely, CB7 5PB

**CHEFFINS**

## Trinity Close

Fordham, Ely,  
CB7 5PB

A deceptively spacious 2 bedroom detached property offering large living room, conservatory, open plan kitchen with appliances / dining room, 2 spacious bedrooms and separate shower room and bathroom. Further benefits include gas fired central heating, two spacious sheds and parking to rear. Council tax band C. EPC rating D.

### LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.

2 1 2

**£1,200 PCM**



**ENTRANCE HALL**

the front door is accessed at the side of the property and door leads to entrance hall.

**KITCHEN**

with a range of base and wall units, worktops, wall mounted gas fired boiler, freestanding oven with gas hob, washing machine, dishwasher, freestanding fridge / freezer.

**DINING ROOM**

**LIVING ROOM**  
with fireplace feature and doors leading to conservatory.

**CONSERVATORY**

with panel heater and door to rear garden.

**BATHROOM**

with WC, hand basin and bath with Victorian style mixer taps and handheld shower attachment, wall mounted vanity unit and shelving.

**SHOWER ROOM**

shower cubicle with part frosted glass and electric shower.

**FIRST FLOOR****LANDING**

with spacious eaves storage.

**BEDROOM ONE**

with radiator and window to front.

**BEDROOM TWO**

with radiator and window to rear.

**OUTSIDE**

To the rear there is off road parking for two cars and the gate leads to the enclosed rear garden which has a paved pathway, small patio area and artificial grass. There are two storage sheds at the back of the garden.

**Letting Agents Notes**

Deposit -£1384.00  
Holding Deposit - £276.00  
EPC - D  
Council Tax - C  
Square Footage -1205.56

For more information on this property please refer to the Material Information brochure on our Website.

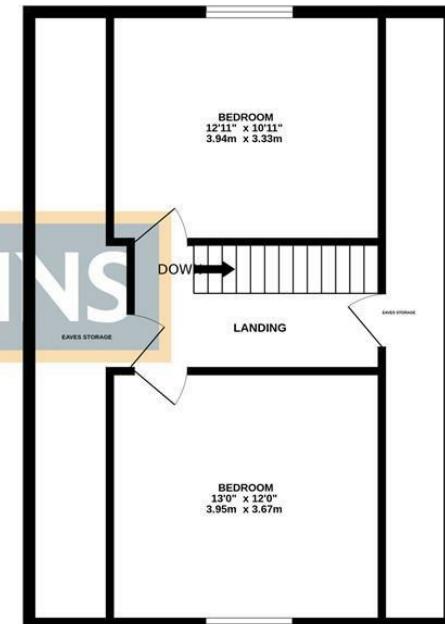


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,200 PCM  
 Council Tax Band - C  
 Local Authority - East Cambs

GROUND FLOOR  
 705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR  
 583 sq.ft. (54.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metrox 02/02/02

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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