



Trinity Close, Fordham, CB7 5PB

CHEFFINS

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Fordham,
CB7 5PB

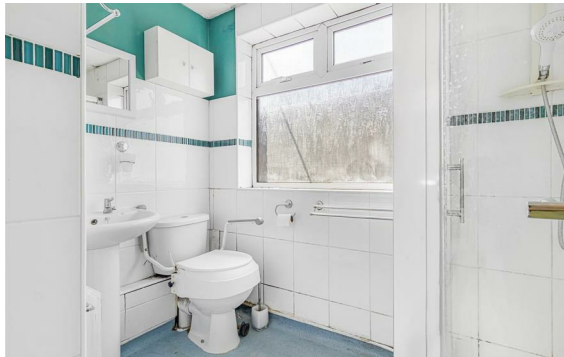
- Semi-Detached Bungalow
- 2 Bedrooms
- Renovation Opportunity
- Private Rear Garden
- Garage & Off-Road Parking
- Backing onto Attractive Communal Green Space
- NO CHAIN

A 2 bedroom semi-detached bungalow situated in a peaceful residential area, backing onto an attractive communal green space. The property is offered with NO CHAIN and presents an excellent opportunity for renovation and improvement. Externally the bungalow benefits from a driveway providing off-road parking, a garage and an enclosed rear garden. Viewing Recommended.

2 1 1

Guide Price £250,000





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.

ENTRANCE HALL

with entrance door, storage cupboard housing the hot water cylinder, radiator.

LIVING/DINING ROOM

with a radiator, fireplace, serving hatch, sliding patio doors opening onto the garden.

KITCHEN

with a range of base and wall mounted cupboards, sink, space for cooker, space and plumbing for washing machine, radiator, gas fired boiler, double glazed window to the rear aspect.

BATHROOM

with a shower cubicle, hand wash basin, low level WC, double glazed window to the side aspect.

BEDROOM 1

with a radiator, double glazed window to the front aspect.

BEDROOM 2

with a radiator, built-in wardrobes, double glazed window to the front aspect.

OUTSIDE

The enclosed rear garden backs onto a communal green space and is mainly laid to lawn with a variety of flowers and shrubs and a timber storage shed. A paved patio seating area adjoins the property with a low brick perimeter wall and gated access to the side.

The property is accessed via a shared driveway which leads onto a private off-road parking area and a further area laid to shingle.

SINGLE GARAGE

with double access doors.

SALES AGENTS NOTES

Please note there is currently a £150 annual charge for upkeeping the communal areas of Trinity Close, such as the green space to the rear of the property.

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	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



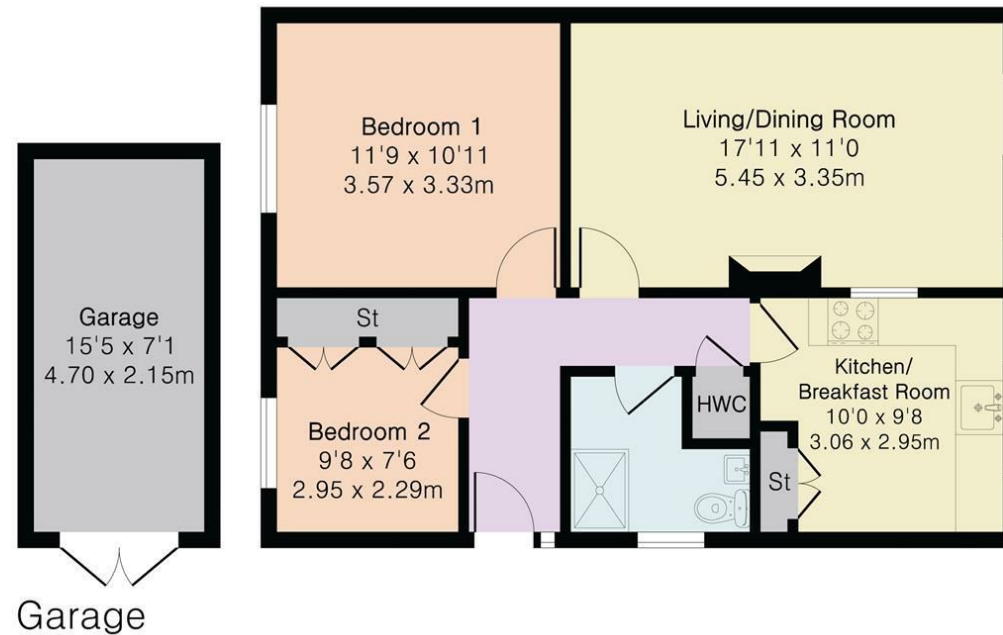
Guide Price £250,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 631 sq ft - 59 sq m
(Excluding Garage)**

Garage Area 109 sq ft – 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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