



Mill Lane, Fordham, CB7 5NH

CHEFFINS

Mill Lane

Fordham,
CB7 5NH

- Mid-Terraced Cottage
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Modern Bespoke Fitted Kitchen
- 2 Bath/Shower Rooms
- Enclosed Rear Garden
- NO CHAIN

A charming and stylish 3 bedroom cottage, set back from the road and screened by mature hedgerows to the front offering a wealth of privacy. The accommodation includes 2 reception rooms, a bespoke high spec fitted kitchen, 3 good sized bedrooms, a ground floor shower room plus a bathroom on the first floor. Outside, the property benefits from an enclosed rear garden complete with a delightful pergola seating area. NO CHAIN - Viewing Essential.

3 2 2



Guide Price £330,000



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.

LIVING ROOM

with an entrance door, original wood flooring, cast iron open fireplace, radiator, window to the front aspect.

DINING ROOM

with a multi-fuel wood burner, stairs to the first floor, large storage space under the stairs, window to the rear aspect.

KITCHEN

A recently refitted bespoke kitchen, handmade in 2023 by Stoneham Kitchens built to a high specification with top of the range appliances. The kitchen comprises a stainless steel sink with a built-in InSinkErator, built-in double Neff oven with microwave, ceramic hob with extractor hood over, space for fridge/freezer, built-in dishwasher and AEG washer/dryer, bin store, recessed ceiling spotlights, underfloor heating, glazed door to outside.

SHOWER ROOM

with low level WC, hand wash basin, heated towel rail, underfloor heating, window to the side aspect.

FIRST FLOOR**LANDING**

with stairs leading up to the second floor.

BEDROOM 1

with a cast iron fireplace, radiator, window to the front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BATHROOM

with a low level WC, panelled bath, hand wash basin, window to the rear aspect.

SECOND FLOOR**BEDROOM 3**

with 2 velux windows, radiator.

OUTSIDE

The rear garden is landscaped with shrub and plant borders, ceramic style patio and a pergola seating area.

To the front of the property is a garden area laid to lawn with flower and shrub borders, a paved pathway to the front entrance door, enclosed by hedgerow to the front aspect with gated access.


SALES AGENTS NOTES

A right of access exists for all who live along the row of terraces. 39 Mill Lane has a right of access through the neighbouring gardens and the neighbours have a right of access through 39's garden. We are advised by our client that this right is not currently exercised by any of the current neighbours however, this right of access still exists.

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	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £330,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – East Cambridgeshire



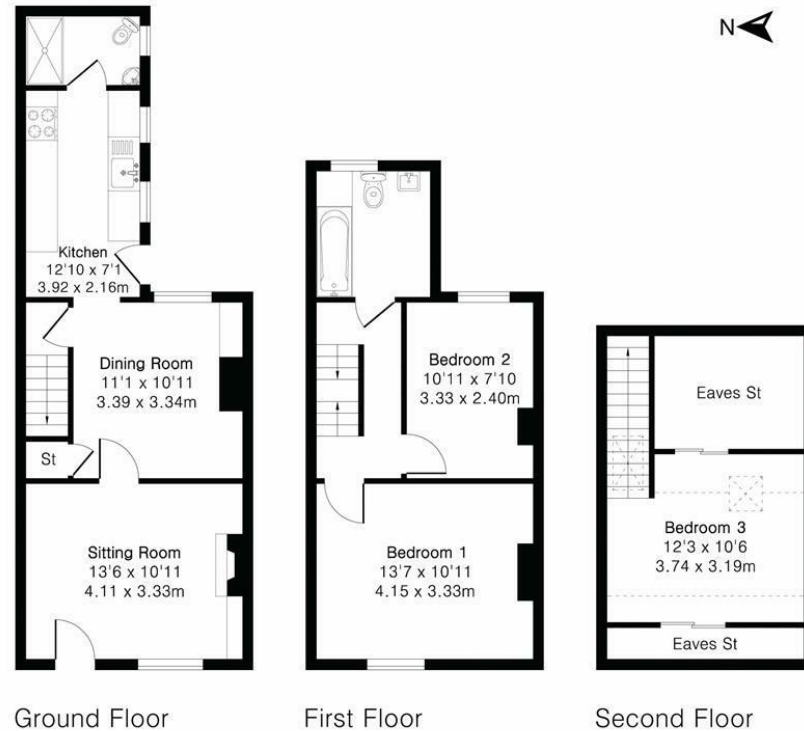


Approximate Gross Internal Area 931 sq ft - 87 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 357 sq ft – 33 sq m

Second Floor Area 148 sq ft – 14 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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