



Station Road, Fordham, CB7 5LW

CHEFFINS

Station Road

Fordham,
CB7 5LW

- Detached Chalet Bungalow
- Offering Huge Scope to Extend & Improve (stp)
- 4 Bedrooms
- Well Appointed Kitchen
- Delightful Rear Garden
- Garage & Driveway Parking
- NO CHAIN

A detached chalet bungalow set back from the road in a semi-rural location offering huge potential to improve or extend (stp). The property is offered with NO CHAIN and benefits from 1,400 sq ft of versatile accommodation. Viewing Recommended.

4 2 3

Guide Price £350,000





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, stairs to the first floor landing, radiator, built-in storage cupboard.

SNUG/BEDROOM

with a radiator, bay window to the front aspect.

BEDROOM 3

with a radiator, window to the front aspect.

BEDROOM 4

with a radiator, built-in storage cupboard, window to the rear aspect.

BATHROOM

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

DINING ROOM

with a radiator, 2 built-in storage cupboards, window to the rear aspect.

KITCHEN

with a range of built-in cupboards with rolled edge worktop, stainless steel sink, space for undercounter appliances, 2 windows to the rear aspect overlooking the garden, internal window into dining room.

LIVING ROOM

A triple aspect room with windows to the front, side and rear aspects, 2 radiators.

INNER HALL

with the gas fired boiler and a window to the side aspect.

SHOWER ROOM

with a shower cubicle, hand wash basin, low level WC, windows to the rear and side aspects.

FIRST FLOOR

LANDING

with a radiator, eaves storage, window to the rear aspect.

BEDROOM 1

A dual aspect room with windows to the rear and front aspects, built-in storage, radiator.

OUTSIDE

The property is set back from the road and approached via an unadopted track. To the front of the property is a garden area laid to lawn with shrubs and flowers with a pathway leading to the entrance door. To the side of the property is a driveway providing off-road parking for multiple cars.

The rear garden is mainly laid to lawn with various hedgerow, shrubs and trees.

GARAGE

with an up and over door.

Sales Agents Notes

Please note;

1. The property has a septic tank.
2. The property contains Artex ceilings and polystyrene ceiling tiles, which appear to date from before 1986. As materials of this age may contain asbestos, there is a potential risk of asbestos being present.
2. The property is approached via an unadopted road and benefits from a right of access over this.
3. The current boundary shown on the Land Registry title will be amended as approx. 2 meters of the front area is to be retained by the current owners, this will need to be confirmed during the conveyancing process.

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





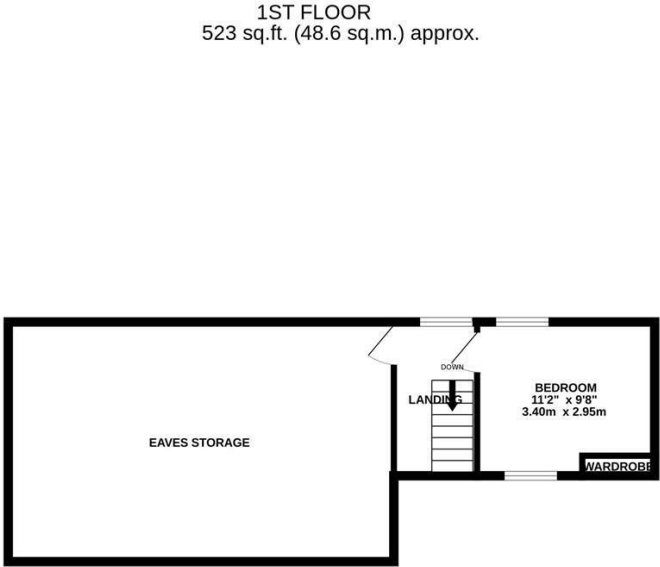
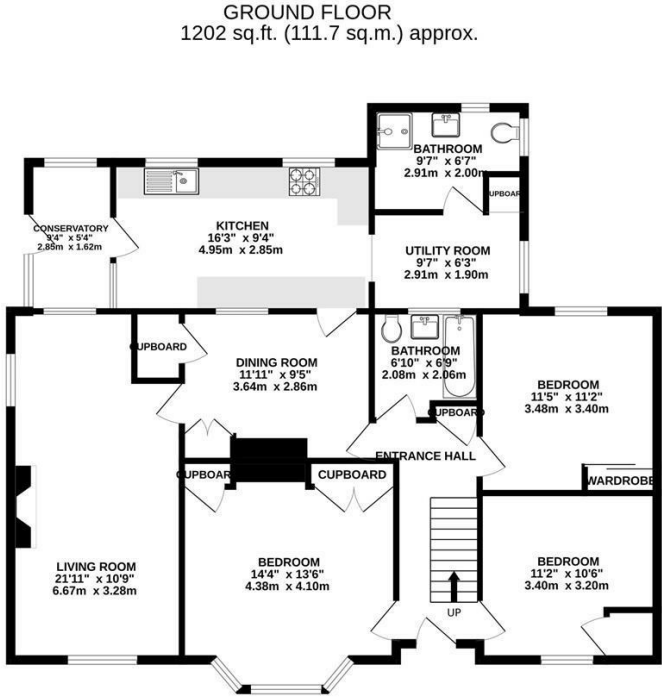
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Guide Price £350,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire

For more information on this property please refer to the Material Information Brochure on our website.
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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 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.
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