



Newmarket Road, Fordham, CB7 5LL

**CHEFFINS**



# Newmarket Road

Fordham,  
CB7 5LL

2 1 1

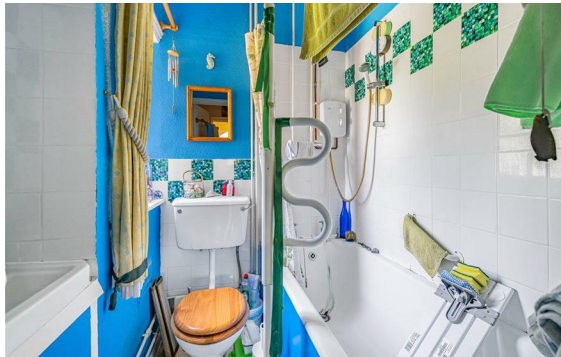
Guide Price £375,000

- Former Gate House
- Huge Potential For Extension (STP)
- Plot measuring approximately 0.55 of an acre (sts)
- Period Features
- Detached Outbuilding
- No Onward Chain
- Garage & Off Road Parking
- West Facing Gardens

A detached red brick cottage formerly the gate house of Fordham Abbey. The property is situated on an impressive plot measuring approximately 0.55 of an acre (sts). The cottage benefiting from original period features & potential for extension (stp). NO ONWARD CHAIN.







## 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 PORCH**

with quarry tiled flooring, entrance door.

**KITCHEN**

with a range of base units with work surfaces over, stainless steel sink, space and plumbing for appliances, picture rails, vinyl flooring, 2 windows to the front aspect.

**LIVING ROOM**

A dual aspect room with original windows and secondary glazing to the side and rear aspects, open fireplace, picture rails, radiator.

**BATHROOM**

with a side panel bath with electric shower over, tiled splashbacks, low level WC, vanity wash hand basin, radiator, window to the side aspect.

**BEDROOM 1**

with a radiator, window to the side aspect.

**BEDROOM 2**

with a radiator, original window to the rear aspect.

**OUTSIDE**

The property is accessed via a driveway shared with the neighbouring property, approached by two red brick pillars. The driveway leads to a private shingled parking area with space for 2/3 cars to the left hand side of the property and to the right of the property is a garage and space for a further car.

The front of the property is enclosed by hedgerow borders with a gate and pathway.

To the rear are impressive sized private gardens measuring approximately 0.55 of an acre (sts) which are mainly laid to lawn with mature shrub & tree lined borders, timber built outbuilding and a further brick built outbuilding with a vaulted ceiling ideal for conversion into outside office space (stp).

**GARAGE**

with up and over door to front, window to the rear aspect and pedestrian door to the side.

**SALES AGENTS NOTES**

The property is accessed via a driveway shared with the neighbouring property, please note a 1/4 contribution is required for any maintenance of this.

Please note the seller is currently in the process of creating a separate title for 9 Newmarket Road as currently the title includes separate land of 25+ acres, which is being retained and is not included in the sale of this 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) <b>A</b>		<b>83</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>	<b>21</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £375,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambridgeshire







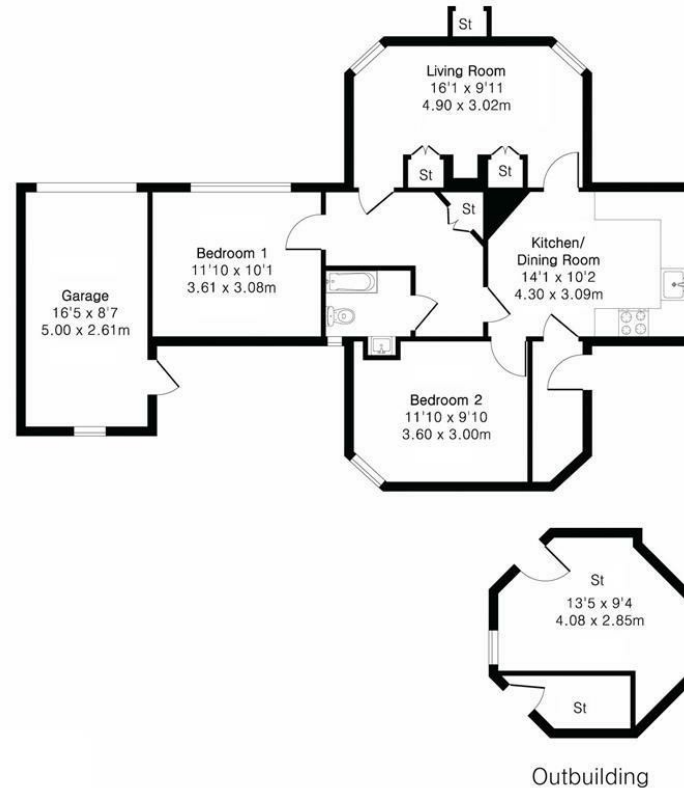




**Approximate Gross Internal Area 699 sq ft - 65 sq m  
(Excluding Garage & Outbuilding)**

Garage Area 140 sq ft – 13 sq m

Outbuilding Area 146 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.



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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.

