



Newport Avenue, Fordham, CB7 5NX

CHEFFINS

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Fordham,
CB7 5NX

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Guide Price £322,500

- Brand New Detached Bungalow
- Open Plan Living & Kitchen
- 2 Bedrooms
- Enclosed Rear Garden
- Under Floor Heating
- Driveway with EV Charging Point
- NO CHAIN

A brand new 2 bedroom detached bungalow in the well served and popular village of Fordham. The property benefits from a double aspect living room with an open plan kitchen, 2 bedrooms and a family bathroom. Additional features include an enclosed rear garden, driveway with EV charging point and air source underfloor heating throughout. NO 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.

OPEN PLAN LIVING ROOM

A light and airy double aspect room with a vaulted ceiling, full length windows to the side aspect and patio doors opening onto the rear garden, a composite entrance door and Karndean flooring with under floor heating.

OPEN PLAN KITCHEN

with a range of matching wall and base units with travertine work surface over, sunken sink with mixer tap, Bosch electric oven and 4 ring Bosch hob with extractor hood over, built-in Lamona appliances including; fridge/freezer, dishwasher and washing machine/tumble dryer, inset spotlights, Karndean flooring with under floor heating,

BEDROOM 1

with Karndean flooring with under floor heating, 2 full length windows, inset spotlights.

BEDROOM 2

with Karndean flooring with under floor heating, full length window, inset spotlights.

BATHROOM

with a 3 piece matching suite with a side panel bath with rainfall shower over, low level WC, vanity wash hand basin, heated towel rail, tiled flooring and walls, inset spotlights, extractor fan, full length window, Karndean flooring with under floor heating,

STORE ROOM

Accessed via the rear garden with a composite door, power and light.

OUTSIDE

To the rear of the property is an enclosed garden mainly laid to lawn with a large porcelain tiled seating area, a shingled area, electric points and security lighting.

The front of the property is mainly laid to lawn with porcelain tiled pathways and a block paved driveway with off-road parking for 2/3 cars, EV car charging point.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - TBC

Property Type - Detached Bungalow

Property Construction - Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 806 sq ft

Parking - Driveway with EV charging point

Utilities / Services

Electric, Water and Sewerage - Mains Supply

Heating sources - Air Source Under Floor Heating

Broadband Type - FTTC

Mobile Signal/Coverage - Likely Outside

Flood risk - Very low

Rights of Way, Easements, Covenants - We have been made aware this property contains restrictive covenants - please refer to the land registry title for more information.

Planning Permission - Please visit the East Cambridgeshire District Council Planning Portal.

Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and that the property is not at risk of collapse.

Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.





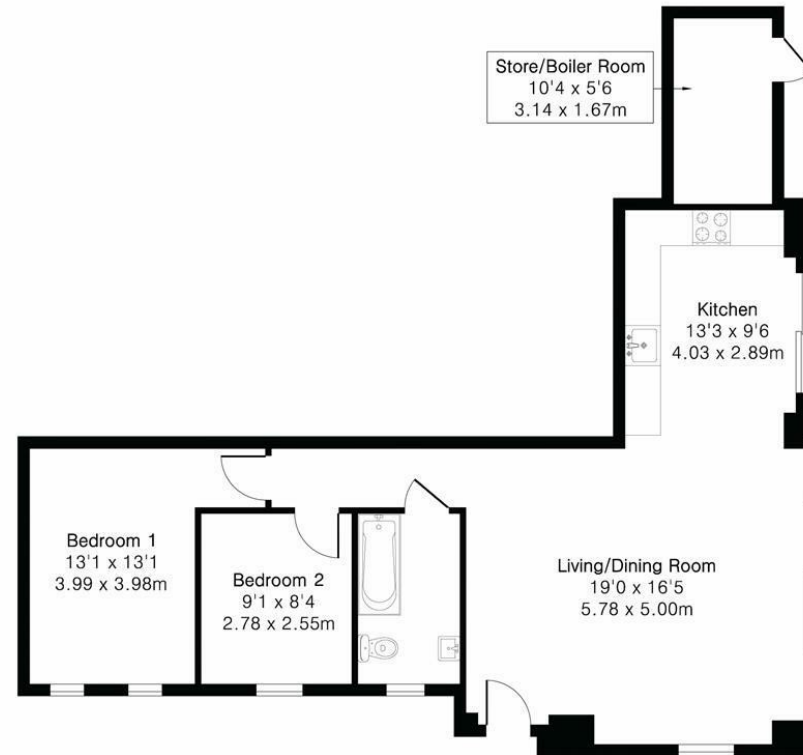
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 Tenure - Freehold
 Council Tax Band - New Build
 Local Authority - East Cambridgeshire





Approximate Gross Internal Area 806 sq ft - 75 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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[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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