Mildenhall Road, Fordham, CB7 5NW

CHEFFINS

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Mildenhall Road

Fordham,
CB7 5NW

3 1 1

Guide Price £220,000

- Mid-Terraced Property
- Spacious Living/Dining Room
- Modern Bathroom
- 3 Bedrooms
- Long Enclosed Rear Garden
- Brick Outbuilding & Timber Workshop
- NO CHAIN

A 3 bedroom mid terraced property located in the popular village of Fordham offered with NO CHAIN. The accommodation includes a spacious living/dining room, fitted kitchen, modern bathroom and 3 bedrooms. Externally the property offers a good sized long rear garden mainly laid to lawn and one off road parking space. Viewing Recommended.

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 AREA
12'11 x 10
Open plan with the dining area with a radiator, laminate flooring, stairs leading to the first floor, built-in storage, double glazed entrance door, double glazed bay window to the front aspect.

DINING AREA
12'11 x 10'11
Open plan with the living room with a chimney breast with built in storage and shelving either side, laminate flooring, radiator.

KITCHEN
9'4 x 8'5
with a range of matching wall and base units with work surfaces over, stainless steel sink, built-in fridge/freezer, space and plumbing for washing machine, 4 ring gas hob with electric oven and extractor hood over, tiled splashbacks, radiator, tiled flooring, velux window, double glazed window to the rear aspect.

REAR LOBBY
4'10 x 2'9
with tiled flooring, double glazed door to the side aspect.

BATHROOM
9'10 x 7
with a low level WC, pedestal wash hand basin, side panel bath with shower over, tiled splashbacks, vinyl flooring, radiator, extractor fan, double glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1
10'3 x 10'1
with a cast iron feature fireplace, radiator, storage cupboard housing the gas fired boiler, double glazed window to the front aspect.

BEDROOM 2
10'11 x 6'4
with an airing cupboard, radiator, double glazed window to the rear aspect.

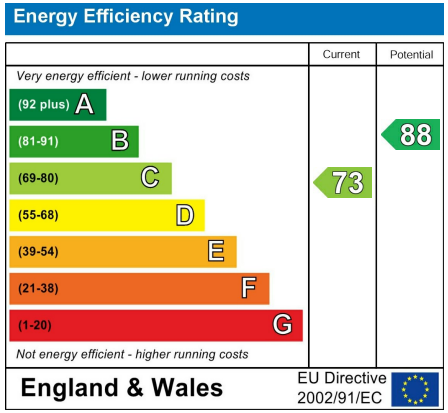
BEDROOM 3
8 x 6'4
with a radiator, window to the rear aspect.

OUTSIDE
To the front of the property is a paved area providing parking for 1 car.

To the rear is a long laid to lawn garden with hedgerow borders, fruit trees, large timber workshop and a brick built outbuilding.

Typical of terraced housing there is a pedestrian right of way across the rear garden to allow neighbours at No.s 57 and 59 to access the rear of their properties. This property benefits from a reciprocal right of way behind No.63.

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



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Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambridgeshire

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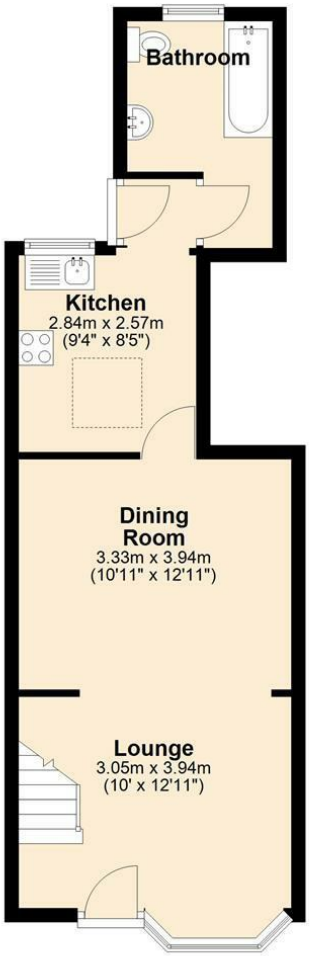
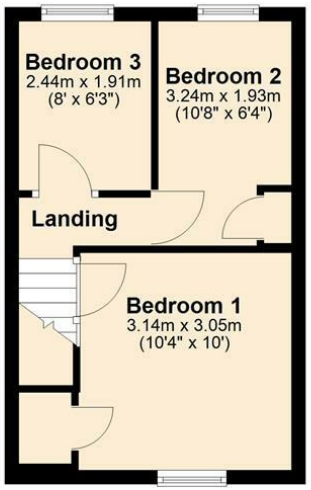
Ground Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



First Floor
Approx. 25.5 sq. metres (274.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.4 sq. feet)

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: 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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