



Mildenhall Road, Fordham, CB7 5NR

CHEFFINS

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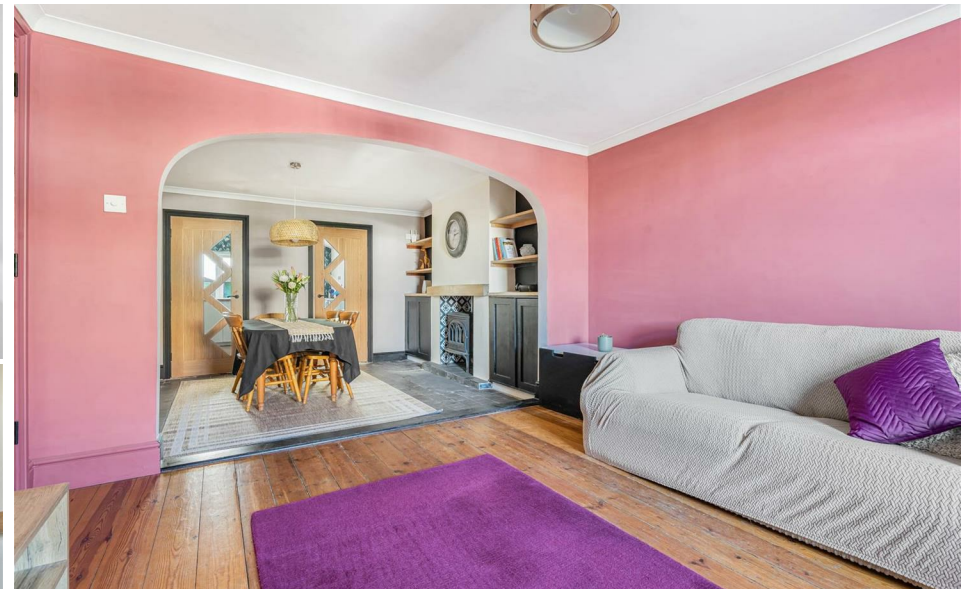
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Guide Price £315,000

- Modern Kitchen/Breakfast Room
- Open Plan Living & Dining Room
- 3 Bedrooms
- Refitted Bathroom
- South Facing Garden
- Double Garage
- Off-Road Parking
- Well Presented Throughout

A well presented and extended 3 bedroom property standing in a non-estate location with Paddock views to the rear. The property benefits from a modern kitchen/breakfast room with a vaulted ceiling, an open plan living and dining room and a refitted bathroom. External features include a South facing garden enclosed by picket fencing and a double garage with off-road parking for 2 cars at the rear.





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 entrance door, inner door leading through to;

ENTRANCE HALL

with stairs leading up to the first floor, radiator, vinyl flooring, storage cupboard and further under stairs storage cupboard, thermostat controls.

BATHROOM

A refitted suite comprising a low level WC, vanity wash hand basin, heated towel rail, square sunken bath with rainfall shower over, extractor fan, under floor heating, built-in storage, circular double glazed window to the rear aspect.

LIVING ROOM

with a solid wood door, solid wood flooring, acoustic panels, radiator, double glazed window to the front aspect, archway leading through to;

DINING ROOM

with a slate floor, gas fire, built-in storage, radiator, 2 solid wood doors leading through to the kitchen.

KITCHEN/BREAKFAST ROOM

A fantastic light room recently refitted comprising a range of matching base units with a centre island, 1.5 bowl ceramic sink, integral appliances including a fridge/freezer, microwave, electric oven with 4 ring gas hob and extractor hood over, slimline dishwasher and a washer/dryer, tiled splashbacks, tiled flooring with under floor heating, vaulted ceiling, inset spotlights, 2 velux style windows, full length radiator, French doors opening onto the rear garden, side access door and a double glazed window.

FIRST FLOOR

LANDING

with loft access with a pull down ladder.

BEDROOM 1

with a radiator, walk-in dressing area, laminate flooring, double glazed window to the front aspect.

BEDROOM 2

with a radiator, cupboard housing the gas fired boiler and water cylinder, double glazed window to the rear aspect overlooking Paddocks.

BEDROOM 3

with a radiator, double glazed window to the rear aspect overlooking Paddocks.

OUTSIDE

To the front of the property is a planter with white stone borders, hedgerow, bark area and a pathway leading to the entrance door.

The South facing rear garden is enclosed by a picket fence laid to lawn with sleeper bed planters, a Porcelain laid patio seating area with power sockets and a large storage cupboard perfect for a cycle store. To the side and rear is a shingled driveway providing access to the double garage and parking for 2 cars.

Please note there is a right of way to the side of the property providing access to the land behind and so must not be obstructed.

DOUBLE GARAGE

with up and over doors, power and light.

SALES AGENTS NOTES

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		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £315,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambridgeshire



**Approximate Gross Internal Area 1113 sq ft - 103 sq m
(Excluding Garage)**

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 434 sq ft – 40 sq m

Garage Area 397 sq ft – 37 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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