Ash Road, Fordham, CB7 6AL

CHEFFINS

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Ash Road

Fordham,
CB7 6AL

4 2 1

Guide Price £450,000

- No Onward Chain
- Detached House
- 4 Bedrooms
- Ensuite to Bedroom 1
- Driveway & Single Garage
- Freehold / Council Tax Band E / EPC Rating B

** No Onwards Chain **

Cheffins offer to the market this modern 4 bedroom home located in the popular village of Fordham.

The property offers an entrance hall, cloakroom, fully fitted kitchen/breakfast room with integrated appliances, living room with French doors providing access to the rear garden, 4 bedrooms with bedroom 1 benefiting with an ensuite along with a family bathroom. Outside the property benefits with a driveway providing off-road parking leading to a single garage whilst the rear offers a mainly laid to lawn garden with patio area.

Viewings are by appointment only.

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 door to front, stairs rising to first floor, radiator, storage cupboard.

CLOAKROOM
Fitted with a two-piece suite comprising WC, wash hand basin, radiator.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, oven, ceramic hob, integrated fridge/freezer, integrated dishwasher, integrated washing machine, window to front and side.

LIVING ROOM
With French doors to rear, window to rear and side, radiator.

FIRST FLOOR LANDING
With storage cupboard.

BEDROOM 1
With window to front and rear, built-in wardrobes, radiator. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising WC, wash hand basin, shower cubicle, heated towel rail.

BEDROOM 2
With window to front and side, radiator.

BEDROOM 3
With window to rear and side, radiator.

BEDROOM 4
With window to rear.

BATHROOM
Fitted with a three-piece suite comprising WC, wash hand basin, side panelled bath with shower over.

OUTSIDE
To the front there is a driveway providing off-road parking leading to a single garage whilst the rear offers a mainly laid to lawn garden with patio area.

AGENTS NOTE
Please note that the marketing photographs were taken prior to the current tenancy in 2024.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

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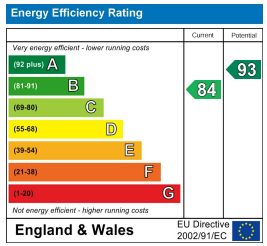
Total area: approx. 124.9 sq. metres (1344.3 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.



Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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