



Ash Road, Fordham, CB7 6AL

**CHEFFINS**

## Ash Road

Fordham,  
CB7 6AL

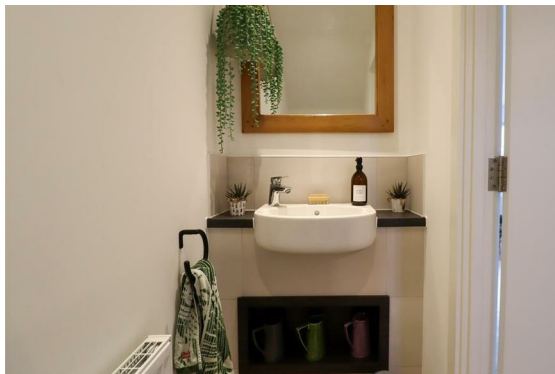
- Available: 14/10/2024
- Modern detached house
- EPC: B

A modern four-bedroom detached home. On the ground floor is a fully fitted kitchen/breakfast room complete with integrated appliances and a living room with French doors to the enclosed rear garden. Upstairs are four bedrooms, three of which are doubles, and the principal bedroom features a spacious built-in wardrobe with en-suite and a family bathroom. Available: 14/10/2024. Minimum 6 month term. Deposit: £2,307. Holding fee: £461. Council tax band: E. EPC: B



£2,000 PCM





## 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 lvt flooring.

## KITCHEN/BREAKFAST ROOM

with lvt flooring, oven, ceramic hob, extractor, integrated appliances - fridge/freezer, dishwasher and washer/dryer.

## LIVING ROOM

with lvt flooring and French doors to the rear garden.

## CLOAKROOM

with lvt flooring.

## LANDING

with storage cupboard.

## BEDROOM

with built in wardrobes/dressing area.

## EN-SUITE

## BEDROOM

## BEDROOM

## BEDROOM

## BATHROOM

with three piece suite and mixer tap shower over the bath.

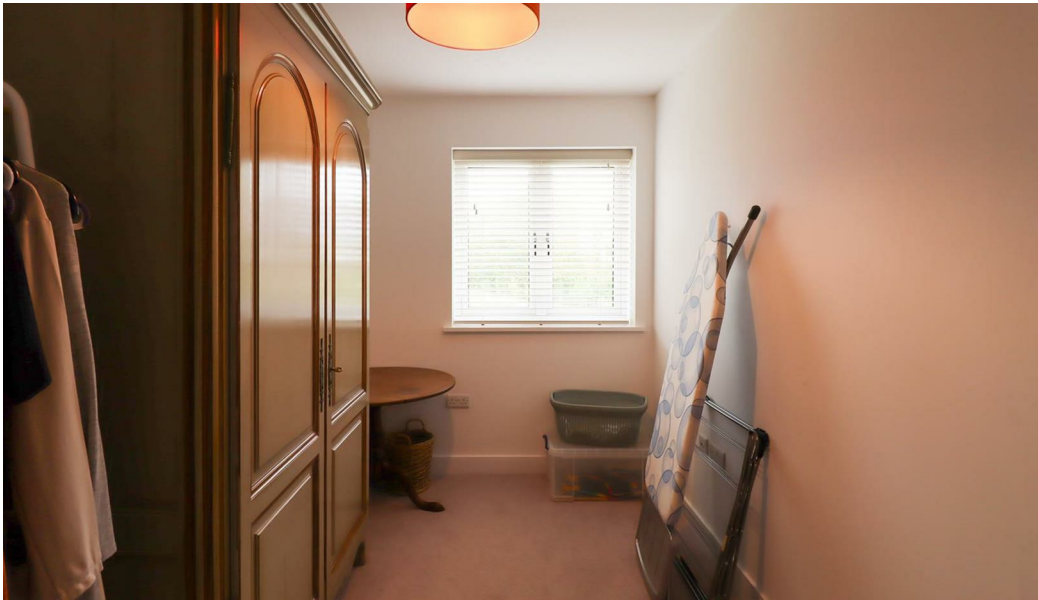
## OUTSIDE

enclosed rear garden with patio area, garage and driveway.

## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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

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

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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.