



Newmarket Road, Fordham, CB7 5LL

**CHEFFINS**



## Newmarket Road

Fordham,  
CB7 5LL

Detached bungalow. Accommodation comprises entrance hall, kitchen, living room, bedroom, dining room/office/bedroom, bathroom, garden and gated driveway. Available: 19/05/2025. Minimum 6 month term. Deposit: £1096. Holding fee: £219. Council tax band A. EPC: E

### 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.



**£950 PCM**





## ENTRANCE HALL

## KITCHEN

fitted units with integrated oven, hob and extractor hood, plumbing for washing machine and space for fridge freezer.

## HALLWAY

## LIVING ROOM

with open fireplace.

## BEDROOM

## DINING ROOM/OFFICE/BEDROOM

with cupboard housing hot water tank.

## BATHROOM

with WC, basin and bath with bar shower over.

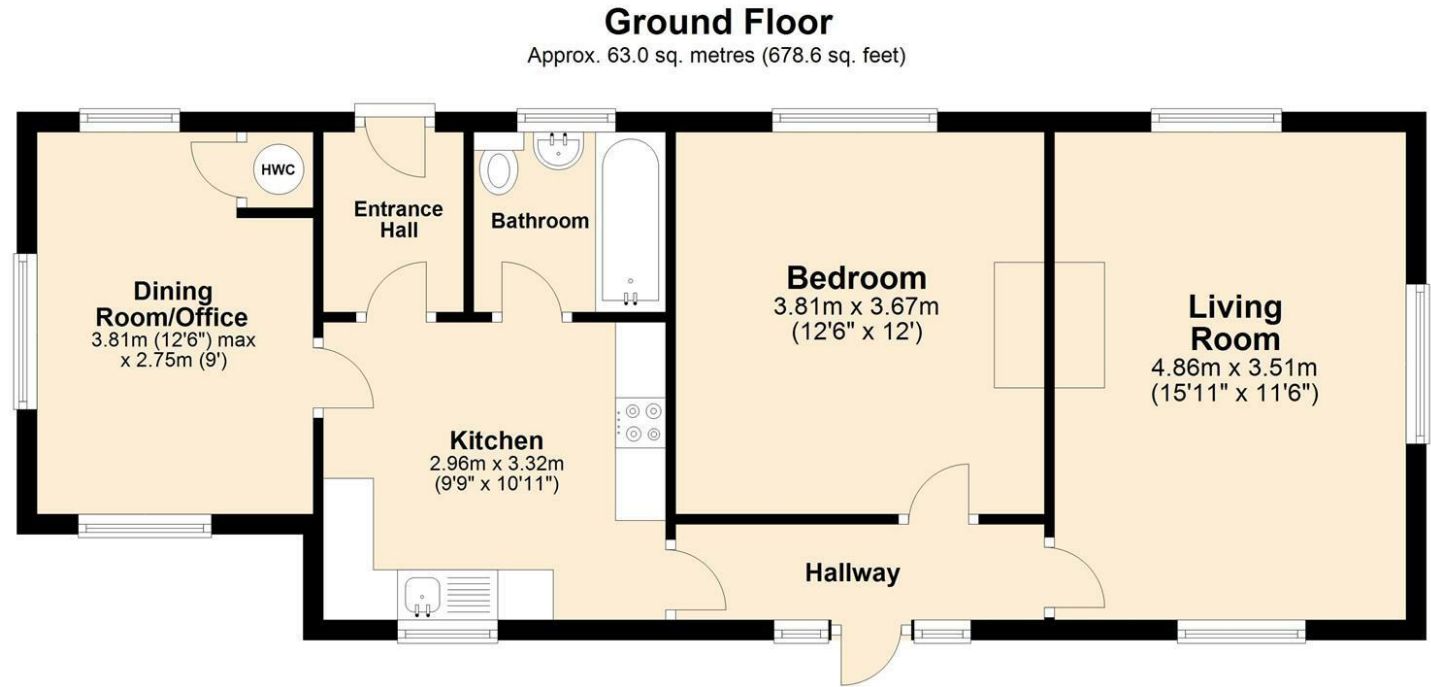
## OUTSIDE

Garden to front, side and rear with a gated driveway.

## LETTING AGENTS NOTES

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





Total area: approx. 63.0 sq. metres (678.6 sq. feet)

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

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### Agents note:

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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