



**New Path, Fordham CB7 5JX**

**Guide Price £310,000**

**MA**  
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# New Path, Fordham CB7 5JX

A delightful, modern home well positioned on this popular development in the heart of Fordham.

Fordham offers several shops, pubs and restaurants a primary school, two garden centres and is easily commutable to Cambridge via road and rail.

The property has been fully modernised and is presented in immaculate condition throughout. Accommodation comprises of a fully fitted kitchen, living room/diner, conservatory, two double bedrooms and contemporary bathroom. Externally, there is a front garden with various trees and shrubs. The enclosed rear garden is laid to lawn with flower and shrub borders with a gate that leads to a driveway and garage.

Must be seen to be fully appreciated.

## Entrance Hall

With doors leading to the kitchen and living/dining room. Stairs leading to the first floor. Radiator. Window to the side aspect.

## Kitchen 9'9" x 7'10" (2.99m x 2.40m)

Contemporary eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated double oven with gas hob and stainless steel extractor above. Integrated eye level microwave, fridge/freezer, dishwasher and washing machine. Attractively tiled splashbacks. Tiled flooring. Window to the front aspect. Door to the entrance hall.

## Living/Dining Room 14'2" x 11'9" (4.32m x 3.60m)

Spacious, well presented living/dining room with

double sliding doors leading to the conservatory. Radiator. Door to the entrance hall.

## Conservatory 10'5" x 10'0" (3.19m x 3.06m)

Generous Victorian style conservatory with double sliding doors leading to the living/dining room. Electric storage heating. Tiled flooring. Door leading to the rear garden.

## Landing

With doors leading to all bedrooms and bathroom. Stairs leading to the ground floor.

## Bedroom 1 10'5" x 9'8" (3.20m x 2.96m)

Double bedroom with built-in wardrobes. Radiator. Window to the front aspect. Door leading to the landing.

## Bedroom 2 11'9" x 8'9" (3.60m x 2.69m)

Double bedroom with built-in wardrobes, storage drawers and shelving. Radiator. Window to the rear aspect. Door leading to the landing.

## Bathroom 6'4" x 5'8" (1.95m x 1.73m)

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage cupboard under and panelled bath with wall mounted shower above. Attractively tiled throughout. Ladder radiator. Door leading to the landing.

## Outside - Front

Attractive mature shrub planted area. Pathway leading to the front door with storm porch over.

## Outside - Rear

Enclosed garden mainly laid to lawn with a variety of established shrub and flower border planting. Access gate to the rear, leading to the driveway and garage. Door leading to the conservatory.

## PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 54 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

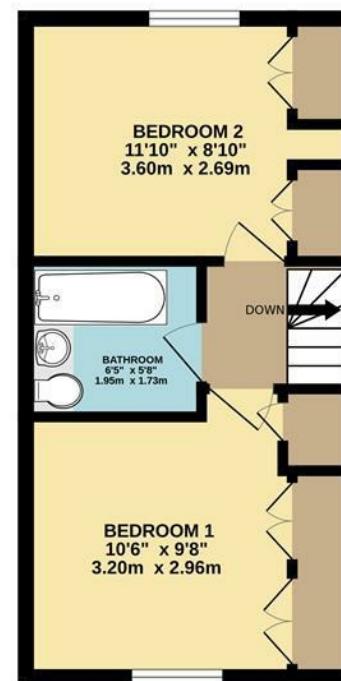
## Location

Fordham, located in the Newmarket district of Suffolk, England, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as a primary school, pub, and community hall.

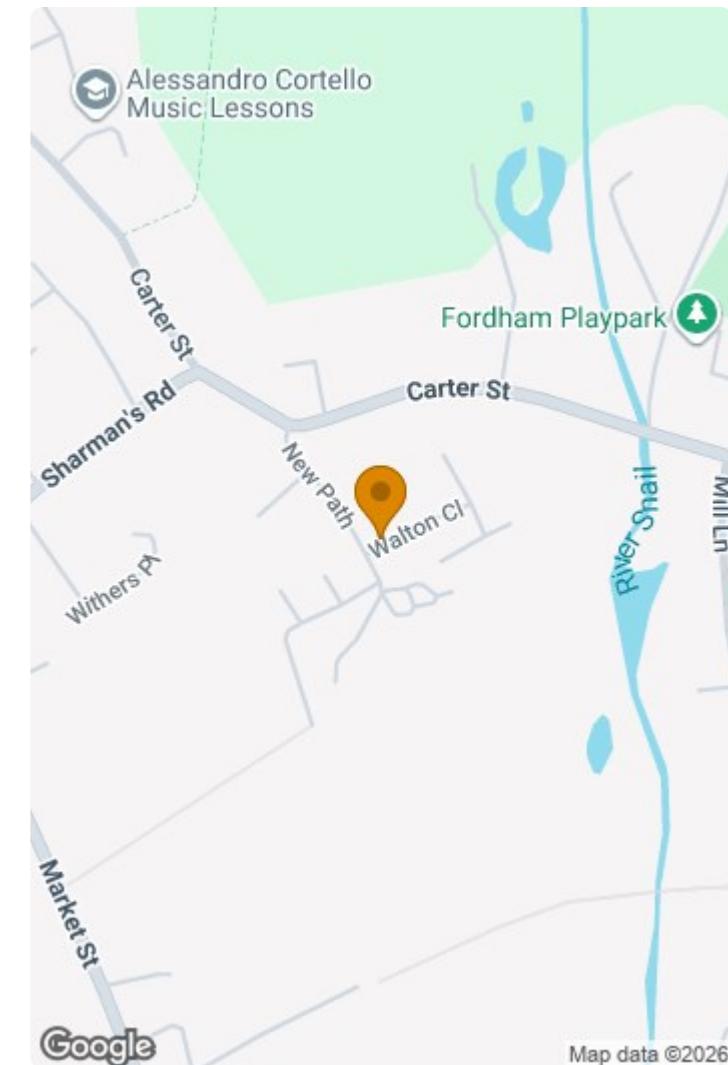
Nestled approximately 5 miles from Newmarket town centre, Fordham offers easy access to larger retail and entertainment options. Additionally, it is about 15 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations.

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	87
(81-90)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

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