



Chippenham Road, Fordham, CB7 5NU

**CHEFFINS**

## Chippenham Road

Fordham,  
CB7 5NU

- Extended Detached Bungalow
- Part Completed Extension
- 3 Double Bedrooms
- 2 Reception Areas
- Non-Estate Location, Corner Plot
- Incomplete building work

A detached bungalow standing in a corner plot and with a part finished SUBSTANTIAL EXTENSION to the rear and side. The property requires completion of the building work including plastering of certain walls and ceilings, fitting the kitchen and finishing the bathroom. Once completed the bungalow will benefit from 2 reception areas, 3 DOUBLE BEDROOMS with 1 ensuite, a family bathroom and separate shower room and a fitted kitchen and utility room. A particular feature is the PRIVATE GARDEN to the side and rear with established trees and shrubs.

3 3 2

Guide Price £399,500





## 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 a pair of entrance doors.

## LIVING ROOM

with a fireplace.

## CENTRAL DINING AREA

Currently used as a kitchen and with unfinished walls and exposed wiring, opening to a study and family room.

## FAMILY ROOM

a partially completed room with a semi-vaulted ceiling with recessed ceiling spotlights, and a pair of French doors leading to the rear garden, partially tiled flooring (remaining tiles to be included in the sale).

## KITCHEN AREA

a partially completed room with freestanding units and a semi-vaulted ceiling with recessed ceiling spotlights.

Items to be included with the sale - Brand new 90cm stainless steel gas and electric 3 oven Range cooker, brand new stainless steel sink and taps, splash back tiles and floor tiles.

## STUDY

a partially completed room leading to;

## UTILITY AREA

with an integral door to the garage, part glazed door to the outside.

Items to be included with the sale - Brand new stainless steel sink and taps, base unit for sink, floor tiles.

## SHOWER ROOM

a partially completed room requiring full fitting of the sanitary ware and tiling, double width shower tray already fitted.

Items to be included with the sale - low level WC, shower fittings, shower screen, wall tiles for shower enclosure, sink and vanity cupboard, floor tiles.

## DRESSING ROOM

leading to;

## BEDROOM 1

## ENSUITE SHOWER ROOM

with a shower cubicle, hand basin, low level WC.

## BEDROOM 2

## BEDROOM 3

## FAMILY BATHROOM

a partially completed room with a bath, hand basin, low level WC.

Items to be included with the sale - over bath shower attachment and shower screen, wall tiles for bath surround.

## OUTSIDE

The property stands in a private corner plot in a non-estate location close to the edge of the village. The bungalow is approached via a pair of wooden gates leading to a large block paved driveway.

A pedestrian gate to either side leads to a rear garden with established trees and shrubs, 2 greenhouses and a garden room/office and to the side an attractive garden with a range of fruit trees.

## INTEGRAL GARAGE

with an electric alarmed roller shutter door to the front, gas fired combination boiler (installed Feb 2023, 7 year guarantee).

## AGENTS NOTE

1 - The building work including the electrics has been started however, is incomplete and therefore has not been signed off by a building inspector.

2 - In addition to the items already mentioned to be included in the sale, the vendor has advised they have several lengths of wood skirting board and door frames, plus internal panelled doors ready to be fitted by the buyers.

## MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - D

Services:


Mains electricity and gas connected.

Mains water and drainage.

Telephone and broadband connected.



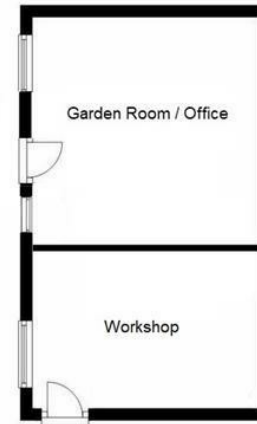
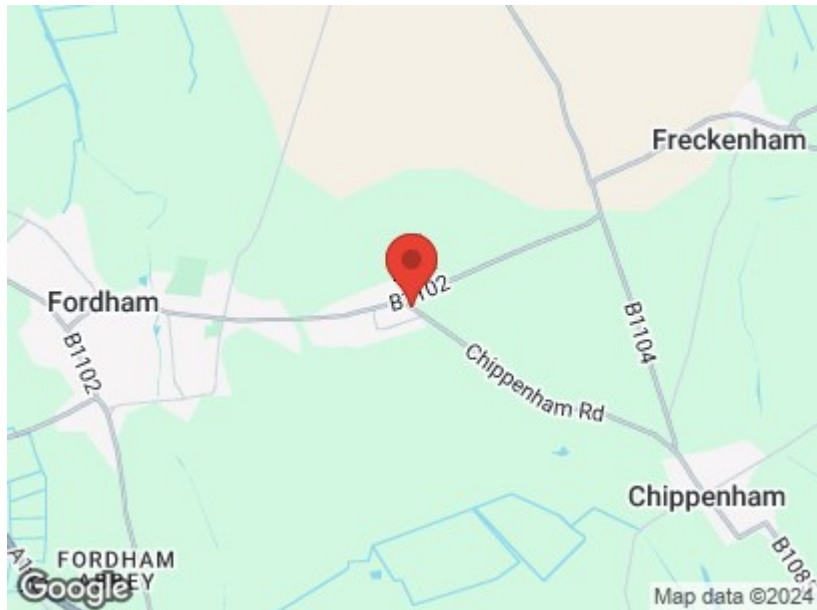


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambridgeshire





Total area: approx. 172.9 sq. metres (1860.6 sq. feet)



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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.