



Fordham Road, Freckenham, IP28 8JB

**CHEFFINS**

## Fordham Road

Freckenham,  
IP28 8JB

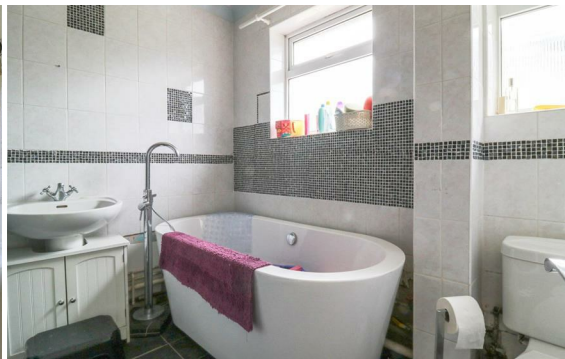
- Modern Detached Bungalow
- 3 Bedrooms
- Requiring Updating
- NO ONWARD CHAIN
- Non-estate Village Location
- South Facing Garden

A 3 bedroom detached bungalow offering tremendous potential for updating and improving situated in a non-estate location on the edge of the village. The property is offered with NO CHAIN and benefits from a double aspect open plan living/dining room, large lean to/conservatory and a separate utility room/store room. Further features include a front garden with off-road parking and an enclosed South facing rear garden.

3 1 1



**Guide Price £325,000**



## LOCATION

FRECKENHAM is a sought after village conveniently situated 6 miles north of Newmarket, 16 miles north east of Cambridge and 16 miles North West of Bury St. Edmunds. Amenities include a public house, a village hall & a Church. Fordham & Isleham (3 miles) have more extensive facilities including a primary school and a range of shops.

**ENTRANCE PORCH**

with entrance door.

**HALLWAY**

with airing cupboard.

**LIVING/DINING ROOM**

A double aspect room with a fireplace with wood burning stove, brick hearth and timber surround.

**KITCHEN**

with a range of fitted base and wall mounted cupboards, space for freestanding oven with extractor hood over, quarry tiled flooring, half glazed door leading to the conservatory.

**BEDROOM 1**

with built-in wardrobes.

**ENSUITE SHOWER ROOM**

with shower cubicle, hand basin, low level WC.

**BEDROOM 2****BEDROOM 3**

with built-in wardrobes.

**BATHROOM**

with a freestanding bath, hand basin, low level WC, tiled flooring and walls.

**LEAN TO/CONSERVATORY**

with quarry tiled flooring, pair of French doors leading to the rear garden, access to utility room/store room.

**OUTSIDE**

The property stands in a non-estate location and is approached a shingled driveway owned and shared with the adjoining property to the right hand side leading to a front garden area with off-road parking and established trees and shrubs. A pathway leads to the front entrance porch and to the side access.

To the rear of the property is a South facing garden laid to lawn with established trees, timber decking and a covered pergola.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1453.13

Parking - Off-Road Parking

**Utilities / Services**

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil fired heating and a wood burner in the living/dining room.

Broadband Connected - Yes

Broadband Type - Standard Available (Up to 24 mbps download speed)

Superfast Available (Up to 77 mbps download speed)

Mobile Signal/Coverage - Available with EE, O2 and Vodafone.

Restrictions - We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

The property is accessed via a shared driveway which is owned by the next door property.

Please note the Land Registry title will need splitting as it is currently on one title with the next door property.

For more information on this property, please refer to the Material Information Brochure on our website.



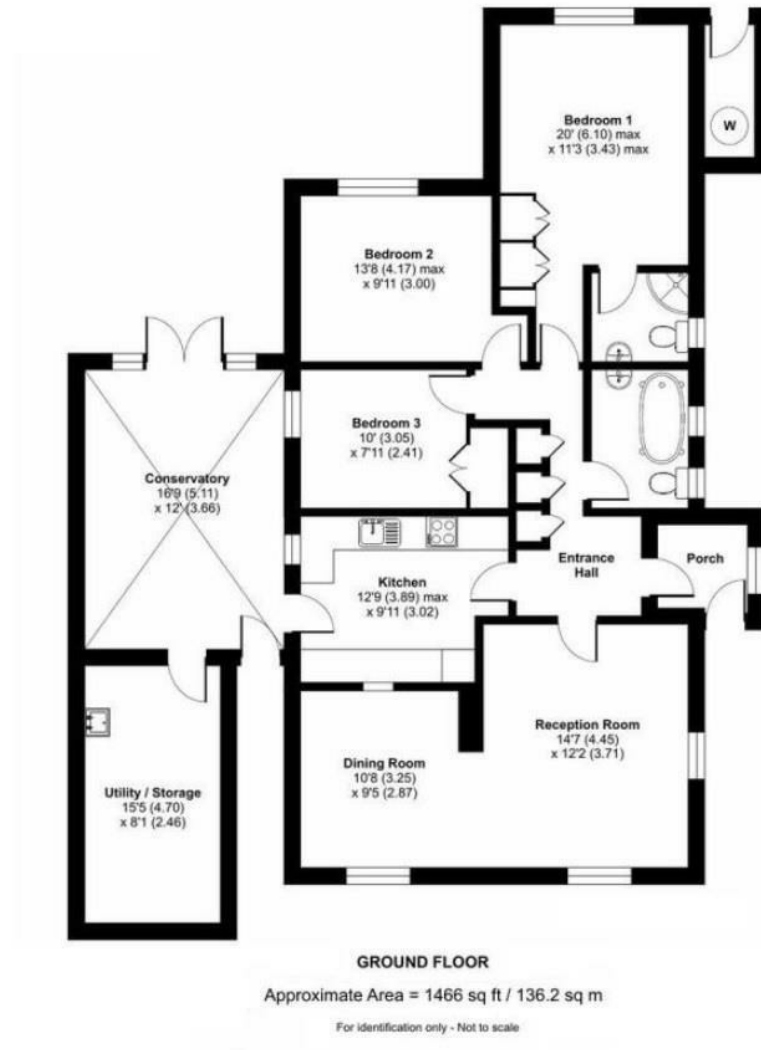
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>32</b>	
(1-20) <b>G</b>			<b>53</b>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £325,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - West Suffolk







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