



Hurts Croft, Fordham, CB7 5NB

**CHEFFINS**



## Hurts Croft

Fordham,  
CB7 5NB

- 4 Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Refitted Kitchen and Bathroom
- Cul-de Sac Location
- Garage and Off Road Parking
- NO CHAIN

A well located detached property in need of some updating and with the potential for extending (subject to planning) set in this popular village of Fordham. Accommodation comprises of 4 bedrooms, one with ensuite, a family bathroom, living room, dining room and a fitted kitchen. Outside there is a private rear garden that is fully enclosed and a front that provides additional off-road parking alongside a garage. The property is chain free.

4 2 2

Offers In Excess Of £400,000





## 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 entrance door, radiator.

**CLOAKROOM**

with wall mounted wash hand basin, low level WC, radiator.

**INNER HALL**

with stairs to the first floor, under stairs storage cupboard, radiator.

**LIVING ROOM**

with an open fireplace, radiator, sliding patio doors to the front aspect.

**DINING ROOM**

with a radiator.

**KITCHEN**

with a range of base and wall mounted units, worksurfaces over, stainless steel sink and drainer with mixer tap, space for fridge/freezer, space for cooker, space and plumbing for washing machine, radiator, door to the rear.

**FIRST FLOOR****LANDING**

with a radiator, access to the loft space, airing cupboard.

**BEDROOM 1**

with a radiator.

**ENSUITE SHOWER ROOM**

with a shower cubicle with shower over, low level WC, pedestal mounted wash hand basin.

**BEDROOM 2**

with a radiator.

**BEDROOM 3**

with a radiator.

**BEDROOM 4**

with a radiator.

**BATHROOM**

with a side panel bath with shower from taps, low level WC, pedestal mounted wash hand basin, heated towel rail, tiled surrounds and flooring.

**OUTSIDE**

To the rear of the property is fully enclosed garden, mainly laid to lawn with a paved patio area and gated side access.

To the front of the property is an area laid to lawn providing additional off-road parking, paved pathway and a gravel driveway leading to the garage.

**GARAGE**

with a metal up and over door, power and light, attic space (boarded to provide additional storage).

**Sales Agents Notes**

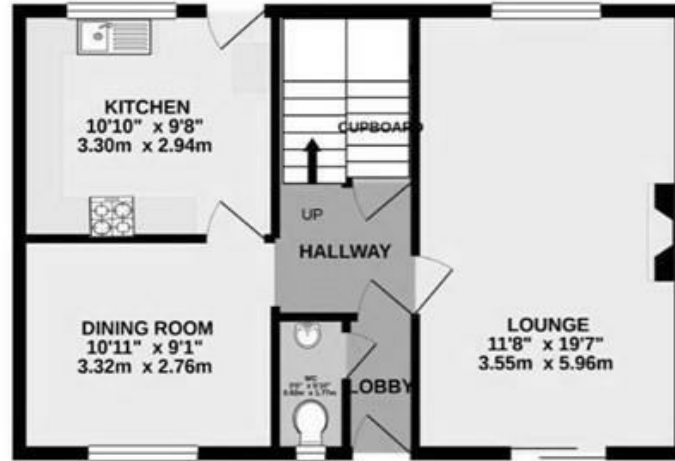
For more information on this property, please refer to the Material Information Brochure on our website.



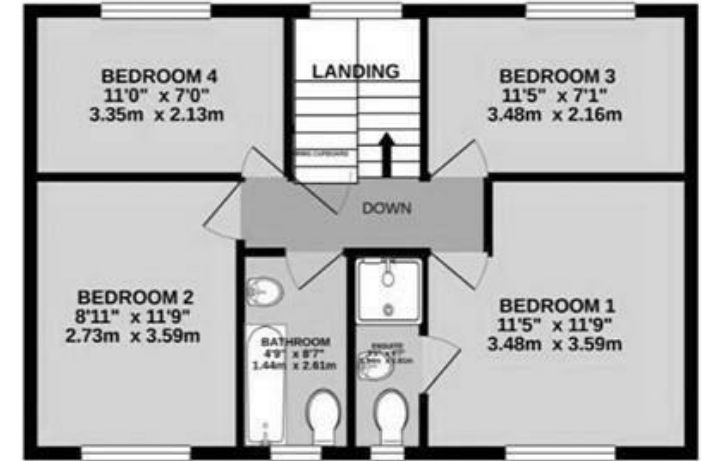




GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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.  
Made with Metropix ©2021

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

Offers In Excess Of £400,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - East Cambridgeshire

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



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.