



Hares Run, Fordham, CB7 5WP

**CHEFFINS**

# Hares Run

Fordham,  
CB7 5WP

- Modern Detached House
- Prime Plot in the development overlooking green space to the front
- 3 Bedrooms - 1 Ensuite
- Kitchen/Dining Room overlooking the garden
- Enclosed South Facing Rear Garden
- Large Garage, Driveway & Allocated Parking
- EV Charging Ready
- NHBC Warranty with 8 Years Remaining
- Walking Distance to Fordham Primary School

A beautifully presented modern 3 bedroom detached home set in the popular village of Fordham. The ground floor accommodation comprises an entrance hall, cloakroom, living room and an open plan kitchen/dining room overlooking the rear garden. On the first floor the property benefits from 3 bedrooms, 1 ensuite and a family bathroom. Features include an enclosed rear garden, garage, driveway and further allocated parking. Viewing Essential.

3 2 1

**Guide Price £398,000**





## 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, garages and 2 garden centres.

### ENTRANCE HALL

with a composite entrance door, tiled flooring, radiator, stairs leading to the first floor.

### CLOAKROOM

with a low level WC, pedestal wash hand basin, tiled flooring, tiled splashbacks, radiator, window to the front aspect.

### LIVING ROOM

with a box window to the front aspect, radiator.

### KITCHEN/DINING ROOM

with a range of matching wall and base units with a Zanussi eye level oven with 4 ring gas hob with extractor hood over, built-in Zanussi washing machine and dishwasher, tiled flooring, inset spotlights, wall mounted gas boiler, under stairs storage cupboard, windows to the rear aspect, French doors opening onto the rear gardens.

### FIRST FLOOR

#### LANDING

with access to the loft space, airing cupboard, further storage cupboard, window to the side aspect.

#### BEDROOM 1

with a radiator, window to the front aspect.

#### ENSUITE SHOWER ROOM

with a low level WC, pedestal wash hand basin, shower cubicle, tiled flooring, tiled splashbacks, inset spotlights, extractor fan.

#### BEDROOM 2

with a radiator, window to the rear aspect.

#### BEDROOM 3

with a radiator, window to the rear aspect.

#### BATHROOM

with a suite comprising a low level WC, pedestal wash hand basin, side panel bath, window to the front aspect, tiled flooring, half tiled walls, inset spotlights, extractor fan.

#### OUTSIDE

The enclosed rear garden is South facing and mainly laid to lawn with mature shrub and flower bed borders, patio area and side gated access.

To the front of the property is 2 allocated parking spaces with a driveway to the side providing 2 further spaces.

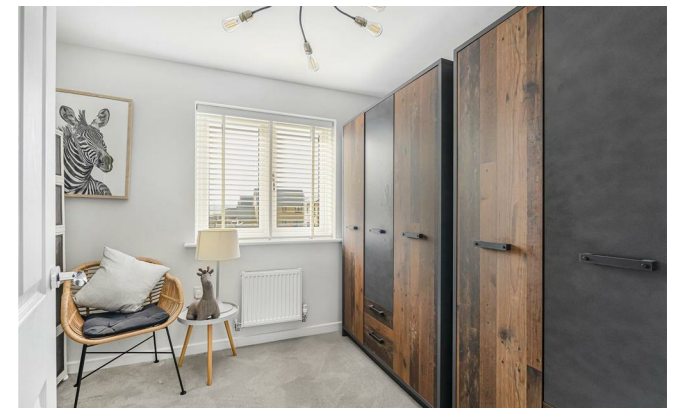
#### GARAGE

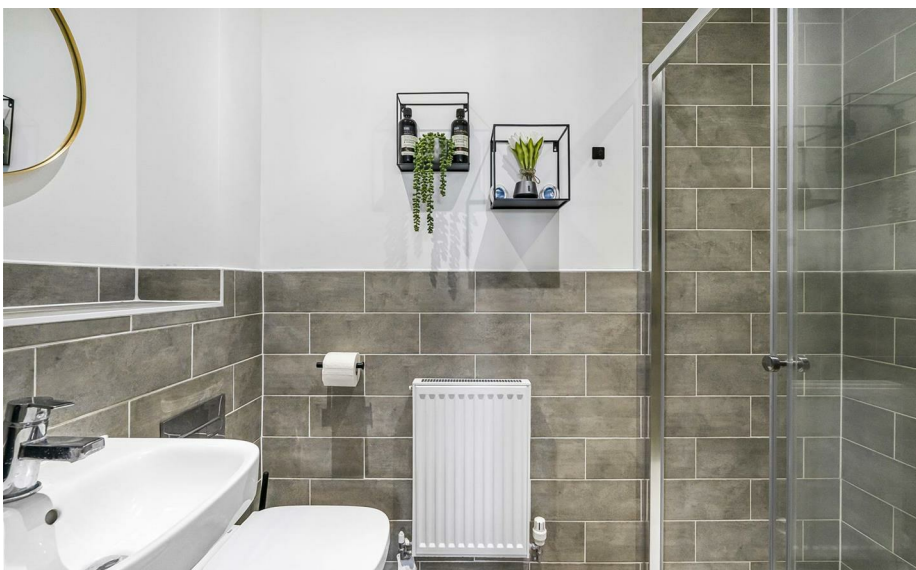
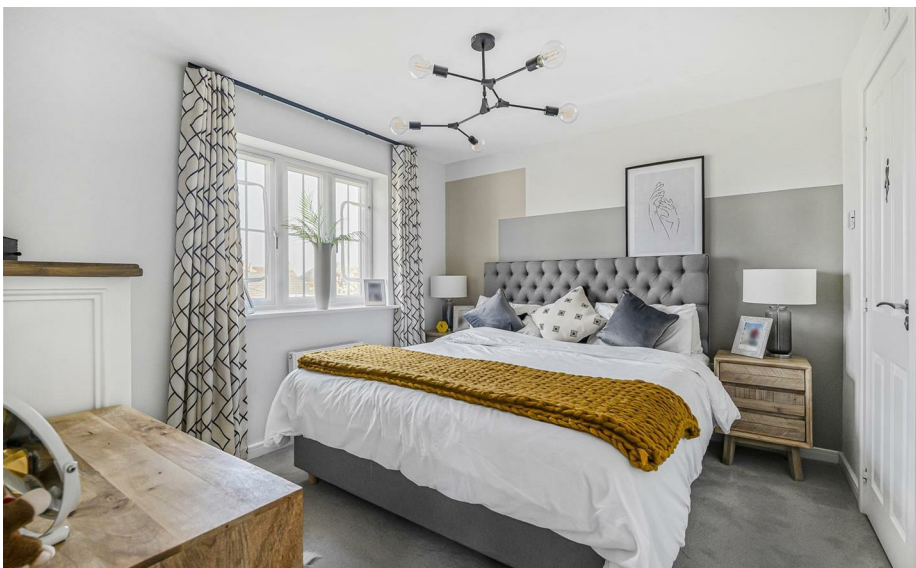
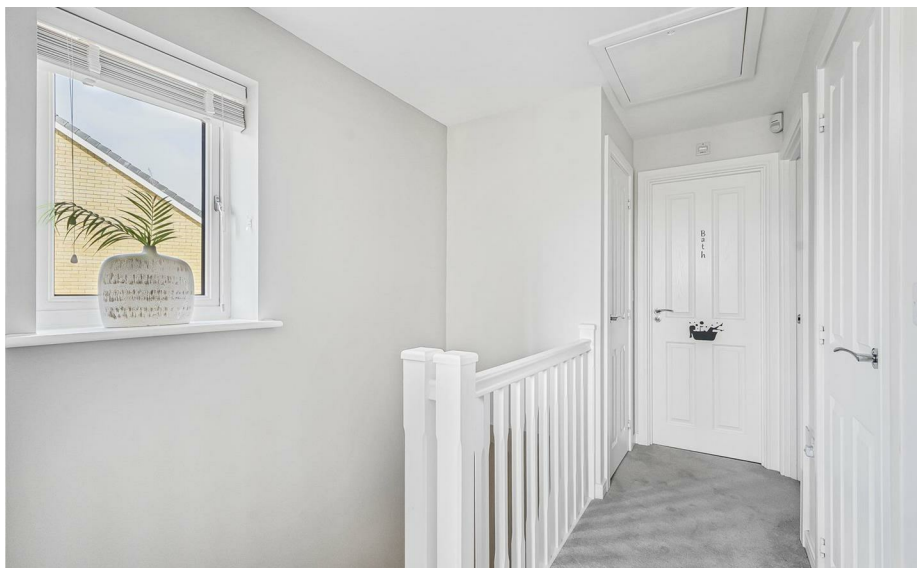
Located to the side of the property with an up and over door and eaves storage.


#### SALES AGENTS NOTES

Once communal areas are completed, Bellway is planning to transfer the estate management to MLM Property Management. We are advised there will be an annual service charge payable from July 25 (the exact figure payable is yet to be confirmed)

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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 	



Guide Price £398,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambridgeshire



## Approximate Gross Internal Area 919 sq ft - 85 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 454 sq ft – 42 sq m

Garage Area 219 sq ft – 20 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.



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