



New Path, Fordham, CB7 5JX

CHEFFINS

New Path

Fordham,
CB7 5JX

- 2 Bedroom Cottage
- Recently Renovated
- First Floor Bathroom
- Enclosed Rear Garden
- NO CHAIN

A beautiful 2 bedroom cottage situated in a quiet country lane which has been recently renovated by the current owners. The accommodation comprises a split level living/dining room, a light and airy kitchen/breakfast room with patio doors overlooking the rear garden, 2 bedrooms and a bathroom on the first floor. NO CHAIN - Viewing Recommended.



Offers In Excess Of £260,000





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.

LIVING/DINING ROOM

with a front entrance door, sash window to the front aspect, radiator, cast iron feature fireplace, engineered oak flooring, inset spotlights. Split level room to the dining area with inset spotlights, exposed brickwork feature fireplace, under stairs storage cupboard, stairs to the first floor, radiator, engineered oak flooring, sash window to the rear aspect.

KITCHEN/BREAKFAST ROOM

with a range of wall and base units with work surfaces over, ceramic sink with mixer taps, built-in electric oven with 4 ring gas hob and extractor hood over, integral dishwasher and washing machine, fridge/freezer, tiled splashbacks, tiled flooring with under floor heating, radiator, inset spotlights, velux windows, window to the side aspect and double doors opening onto the rear garden.

FIRST FLOOR

LANDING

with access to the boarded loft space, sun tunnel.

BEDROOM 1

with a solid wood door with brass fittings, newly fitted carpet, radiator, sash window to the front aspect.

BEDROOM 2

with a solid wood door with brass fittings, newly fitted carpet, radiator, sash window to the rear aspect.

BATHROOM

with a 3 piece suite comprising a side panel bath with shower over and glass screen, tiled splashbacks, low level WC, vanity wash hand basin, heated towel rail, extractor fan, half tiled walls, tiled flooring, sun tunnel, solid wood door with brass fittings.

OUTSIDE

To the rear of the property is a beautifully landscaped garden mainly laid to bark with an Indian sandstone patio, a shingled pathway with paving slabs leads to a timber built shed, various flower and mature shrub planters, enclosed by timber fencing. Gated access to the front which leads to a passageway to the front of the property.

Sales Agents Notes

Please note the property is of original brick built construction with a mix of concrete and raised timber flooring, the rear extension is solid brick with the benefit of cavity insulation. The property has undergone extensive works since 2016, including timber preservation treatments, re-roofing works, new double glazed doors and windows and new electric installation and boiler. For further information, please contact Cheffins.

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





Approximate Gross Internal Area 709 sq ft - 66 sq m

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 280 sq ft – 26 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Tenure – Freehold

Council Tax Band – A

Local Authority – East Cambridgeshire



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.



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.

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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.

