



Market Street, Fordham, CB7 5LQ

**CHEFFINS**



## Market Street

Fordham,  
CB7 5LQ

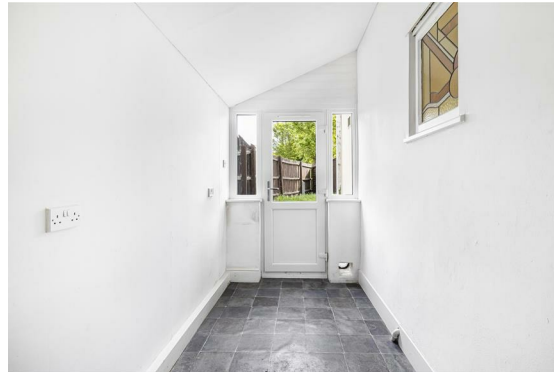
- 3 Bedrooms
- Modern Fitted Kitchen
- Utility Room
- First Floor Bathroom
- Enclosed Rear Garden
- Off-Road Parking to the rear
- NO CHAIN

A period terraced property offered with NO CHAIN and located in the centre of the sought after village of Fordham. The impressive accommodation includes a sitting/dining room, a modern fitted kitchen, separate utility room, cloakroom, 3 bedrooms and a first floor bathroom. To the rear of the property is an enclosed garden and off-road parking. Viewing Recommended.



**Guide Price £280,000**





## 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 entrance door, 2 windows to the front aspect, open fireplace with a slate hearth and wooden surround (chimney currently blocked off), cupboard housing meters, 2 radiators.

## REAR LOBBY

with exposed brick wall, inner doorway into the utility room.

## UTILITY ROOM

with 2 windows to either sides, vinyl flooring, door to the rear aspect.

## CLOAKROOM

with a low level WC, pedestal wash hand basin.

## KITCHEN

with a range of matching wall and base units with work surfaces over, sink with mixer tap, built-in appliances including fridge/freezer, dishwasher, electric oven, 4 ring electric hob and extractor hood over, tiled flooring, inset spotlights, radiator, window to the rear aspect.

## FIRST FLOOR

## LANDING

with access to the loft space, built-in storage cupboard.

## BEDROOM 1

with a radiator, window to the front aspect.

## BEDROOM 2

with a radiator, window to the rear aspect.

## BEDROOM 3

with a radiator, built-in storage cupboard, window to the rear aspect.

## BATHROOM

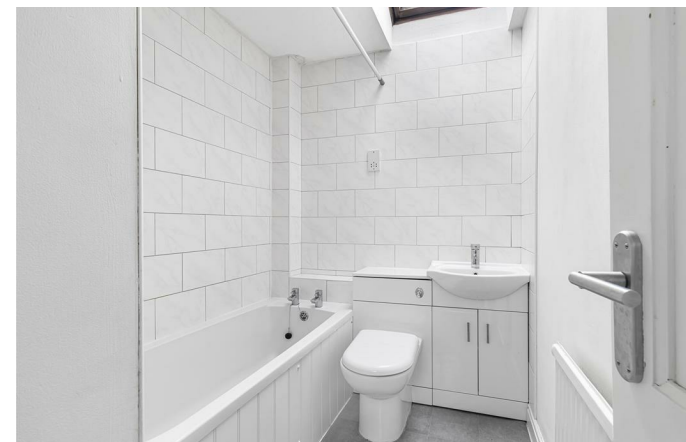
with a refitted suite comprising a side panel bath with shower over, low level WC, vanity wash hand basin, tiled splashbacks, vinyl flooring, radiator, velux style window.

## OUTSIDE

The rear garden is enclosed by timber fencing with a patio seating area with steps up to a raised laid to lawn garden and a timber built shed. Gated access leads to the shared parking area with space for 1 car.

## Sales Agents Notes

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












**Approximate Gross Internal Area 860 sq ft - 80 sq m**

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 397 sq ft – 37 sq m

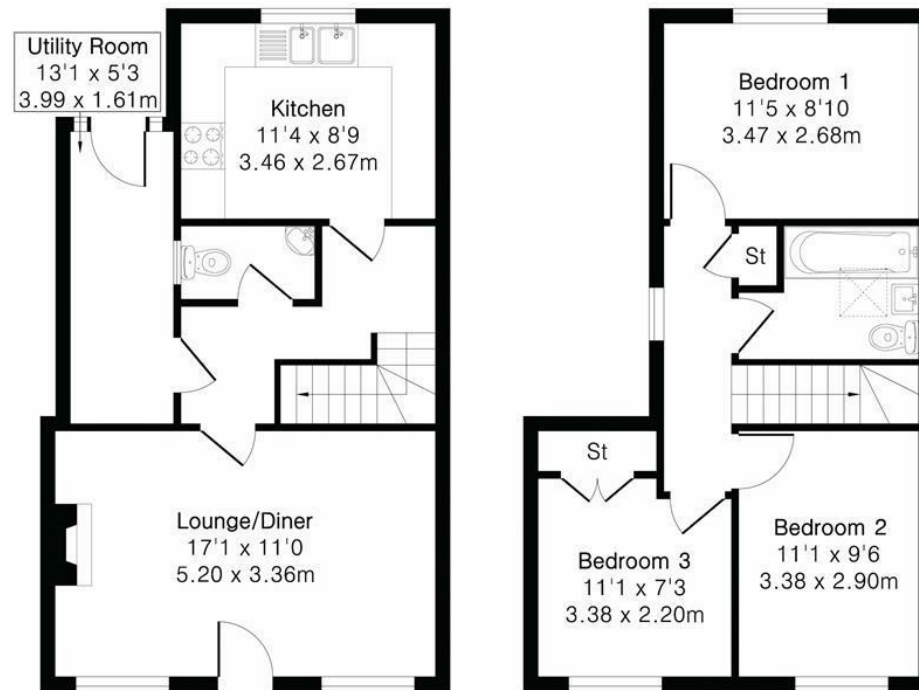
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 <b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	 <b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Guide Price £280,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire



Ground Floor

First Floor



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.

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.