



Maple Way, Fordham, CB7 6AQ

**CHEFFINS**



# Maple Way

Fordham,  
CB7 6AQ

- Detached Family Home
- 3 Bedrooms - 1 Ensuite
- Open Plan Kitchen/Dining Room
- Dual Aspect Living Room
- Enclosed Rear Garden
- Driveway with Carport & EV Charging
- NO CHAIN

A well presented modern detached family home located on this popular development in the sought after village of Fordham. The accommodation comprises a spacious open plan kitchen/dining room, a dual aspect living room, 3 bedrooms with 1 ensuite and a family bathroom. Externally the property offers a fully enclosed rear garden and a block paved car port. NO CHAIN - Viewing Essential.

3 2 1

**Guide Price £390,000**





## 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 a composite entrance door, Amtico flooring, stairs up to the first floor, radiator, large storage cupboard.

**CLOAKROOM**

with a low level WC, vanity wash hand basin, Amtico flooring, tiled splashbacks, radiator, inset spotlights, double glazed window to the front aspect.

**LIVING ROOM**

A dual aspect room with 2 radiators, French doors opening onto the garden, a double glazed window to the front aspect and further double glazed window to the side.

**OPEN PLAN KITCHEN/DINING ROOM**

A dual aspect room with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, built-in appliances including fridge/freezer, electric oven with 4 ring hob and extractor hood over, dishwasher and washing machine, a gas fired boiler, Amtico flooring, radiator, under stairs storage cupboard, inset spotlights, extractor fan, double glazed windows to the front and side aspects.

**FIRST FLOOR****LANDING**

with loft access, radiator, built-in storage cupboard.

**BEDROOM 1**

with a radiator, built-in wardrobes, double glazed window to the front aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, vanity wash hand basin, shower cubicle, inset spotlights, tiled splashbacks, tiled flooring, heated chrome towel rail, extractor fan.

**BEDROOM 2**

A dual aspect room with double glazed windows to the front and side aspects, radiator.

**BEDROOM 3**

with a radiator, double glazed window to the rear aspect.

**FAMILY BATHROOM**

with a low level WC, vanity wash hand basin, side panel bath with shower over, inset spotlights, tiled splashbacks, tiled flooring, heated chrome towel rail, extractor fan.

**OUTSIDE**

The landscaped garden has an area laid to lawn with flower bed borders, a patio seating area and a pathway leads to a timber built shed, a greenhouse and gated rear access.

The gated access leads to a paved driveway with carport over and an EV charging point, providing off-road parking for 2 cars.

**SALES AGENTS NOTES**


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>94</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 £390,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – East Cambridgeshire





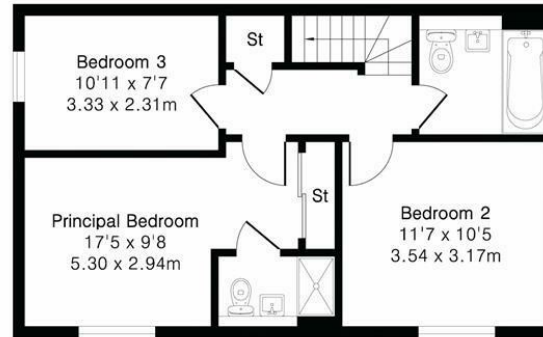




**Approximate Gross Internal Area 1036 sq ft - 96 sq m**

Ground Floor Area 518 sq ft – 48 sq m

First Floor Area 518 sq ft – 48 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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