



Mildenhall Road, Fordham, CB7 5NT

CHEFFINS

Mildenhall Road

Fordham,
CB7 5NT

2 1 1

Guide Price £475,000

- Detached Bungalow
- 2 Bedrooms
- 4.95 Acres (Approx and STS)
- Garage & Outbuildings with Potential for a Variety of Uses (Subject to Planning)
- Highly Regarded Village
- Views of Surrounding Countryside
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating E

Cheffins are pleased to present this detached bungalow situated in the highly regarded village of Fordham.

The accommodation comprises an entrance hall, a living/dining room, kitchen, family bathroom, two double bedrooms, a pantry and a sun room overlooking the surrounding grounds.

Externally, the property enjoys an extensive plot of approximately 4.95 acres (sts), incorporating a variety of outbuildings and a garage, providing excellent potential for a range of uses (subject to any necessary consents being obtained).

Offered to the market with the added benefit of no onward chain, this is a rare opportunity to acquire a property with substantial grounds in a sought-after village location.





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.

SUN ROOM

With entrance door. Door to:

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink unit and drainer with mixer tap, built-in double oven, 4-ring gas hob with extractor hood, breakfast bar, tiled splashbacks, radiator, Door to living/dining room.

LIVING / DINING ROOM

With sliding patio doors, feature fireplace, built-in storage cupboard and built-in pantry, radiator. Door to:

BATHROOM

With WC, vanity wash hand basin, panelled bath, tiled walls.

INNER HALL

With door to outside. Doors to bedrooms and living/dining room.

BEDROOM 1

With French doors to outside, radiator.

BEDROOM 2

With airing cupboard housing hot water cylinder, radiator.

OUTSIDE

The property is approached via gated access leading to a generous driveway providing ample off-road parking and

access to the garage.

Set within approximately 4.95 acres (sts), the grounds offer a balance of gardens and open space, enjoying attractive views across the surrounding countryside. A patio area provides an ideal space for outdoor entertaining and relaxation, whilst a brick-built pond enhances the character of the gardens.

The extensive outdoor space includes a workshop, garage, and a variety of outbuildings offering excellent storage and potential for a range of uses (subject to planning permission being obtained).

AGENTS NOTE

Please note that the property is held on 2 Titles.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council



