



Ash Road, Ely, CB7 6AL

CHEFFINS

Ash Road

Fordham, Ely,
CB7 6AL

A modern and spacious 3 bedroom detached property situated in the popular village of Fordham. The property benefits from a well equipped modern fitted kitchen, a spacious sitting room, cloakroom and 3 double bedrooms (1 ensuite) and a bathroom on the first floor. Further features include gas fired central heating, fully enclosed garden, a carport and parking. Council tax band D. EPC: B.

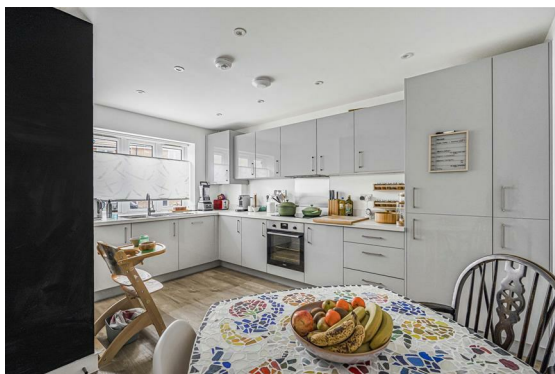
LOCATION

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.

3 2 1

£1,600 PCM





Entrance Hall

with wood effect flooring, cloaks storage, radiator.

Sitting / Dining Room

with wood effect flooring, radiator, window to rear and doors to garden.

Kitchen

a modern fitted kitchen with a range of base and wall mounted units and drawers, electric oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, worktops with upstands, stainless steel sink and drainer with mixer tap, window to front.

Cloakroom

with concealed cistern WC, handbasin, radiator.

FIRST FLOOR

Landing

with radiator, window to side, doors to:

Bedroom 1

with fitted double wardrobe, radiator, window to front.

Ensuite Shower Room

with low level WC in concealed unit, handbasin, heated towel rail, enclosed shower cubicle, part tiled walls.

Bedroom 2

with radiator, window to rear.

Bedroom 3

with radiator, window to rear.

Bathroom

with low level WC in concealed cistern, handbasin, panelled bath with shower over, shelving, part tiled walls and tiled floor, heated towel rail, window to side.

OUTSIDE

The front of the property is approached by a small garden path, lawned area and shrubs.

Enclosed rear garden laid to lawn with paved patio area, raised planters and timber shed.

Covered car port with parking.

Letting Agents Notes

Deposit - £1846.00

Holding Deposit - £369.00

Square Footage - 1108.69



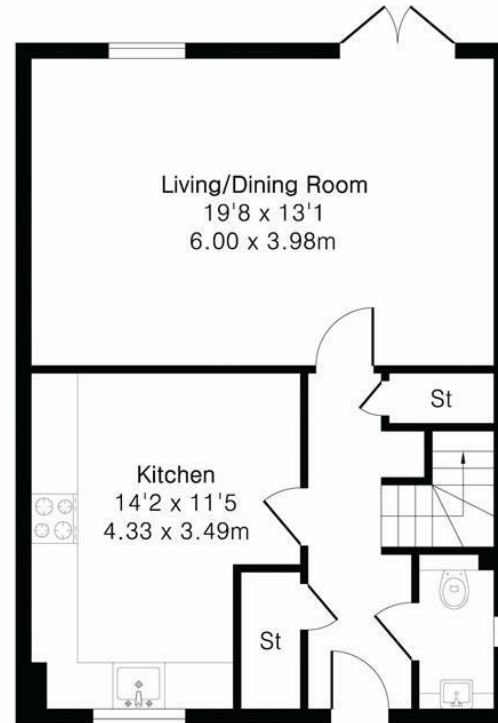
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	83	
EU Directive 2002/91/EC		

£1,600 PCM
Council Tax Band - D
Local Authority - East Cambs

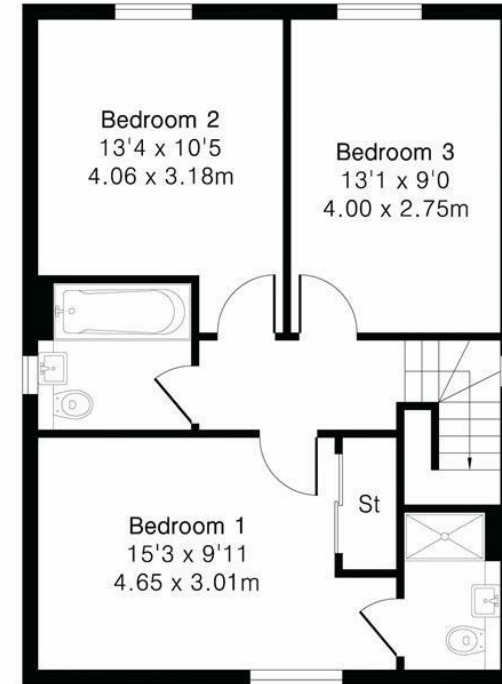
Approximate Gross Internal Area 1088 sq ft - 102 sq m

Ground Floor Area 544 sq ft - 51 sq m

First Floor Area 544 sq ft - 51 sq m



Ground Floor



First 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.

CHEFFINS

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | 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.



CHEFFINS