



Mill Lane, Fordham, CB7 5NH

**CHEFFINS**

## Mill Lane

Fordham,  
CB7 5NH

- Mid Terraced Cottage
- 4 Bedrooms
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Driveway Parking
- Well Presented Accommodation

A well presented 4 bedroom extended cottage located in a sought after village. The accommodation includes an open plan living/dining room, a well-equipped modern kitchen, a ground floor bathroom, 3 bedrooms on the first floor and a further bedroom/office on the second floor. Outside, the property benefits from an enclosed rear garden with a patio seating area and a driveway to the front providing off-road parking for 2 cars.

4 1 1

**Guide Price £320,000**





## 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 ROOM**

with entrance door, open fireplace with brick surround, 2 radiators, built-in storage cupboard, stairs to the first floor, glazed door to rear garden and a window to the front aspect.

**KITCHEN**

with a range of wall and base units, rolled edge worktops, under cabinet lighting, built-in gas oven and hob with extractor hood over, built-in fridge/freezer, space and plumbing for dishwasher and washing machine, recessed ceiling spotlights, tiled flooring, window to the side aspect.

**BATHROOM**

with a panelled bath with shower over, low level WC, vanity hand wash basin, radiator, window to the side aspect.

**LEAN TO**

with power sockets.

**FIRST FLOOR****LANDING**

with stairs up to the second floor, window to the front aspect.

**BEDROOM 1**

with a radiator, a range of built-in wardrobes and storage, window to the front aspect.

**BEDROOM 2**

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

**BEDROOM 3**

with a radiator, window to the rear aspect.

**SECOND FLOOR****BEDROOM 4**

with 2 velux windows, built-in eaves storage.

**OUTSIDE**

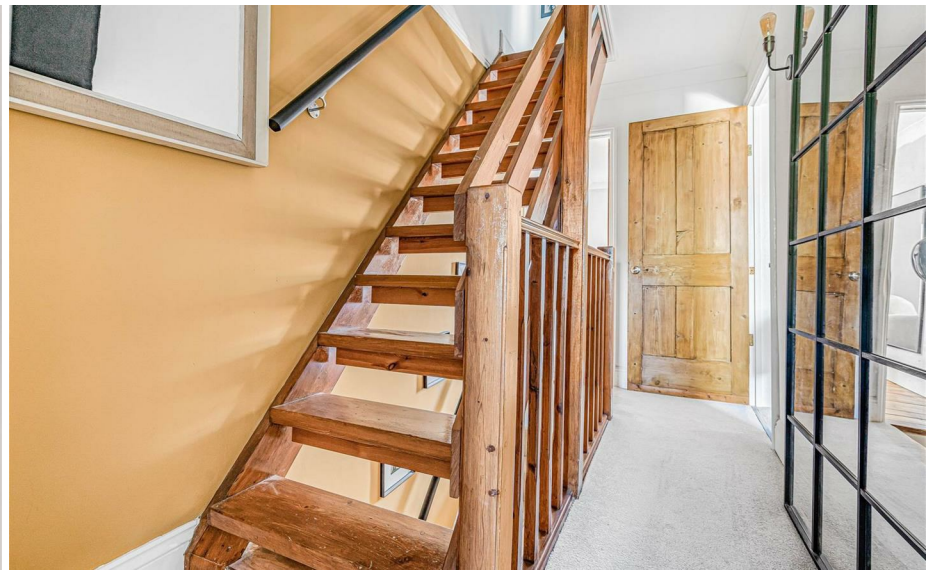
To the rear of the property is a landscaped garden with a patio seating area, a raised area laid to lawn with railway sleepers and step, further hard standing concrete area with electric cable ready for socket - great potential for a garden office.

Gated access to both sides provides a right of way for neighbouring properties to access into their rear gardens. This property benefits from a right of way over no 51's rear garden.

To the front of the property is a driveway providing off-road parking for 2 cars.

**SALES AGENTS NOTES**

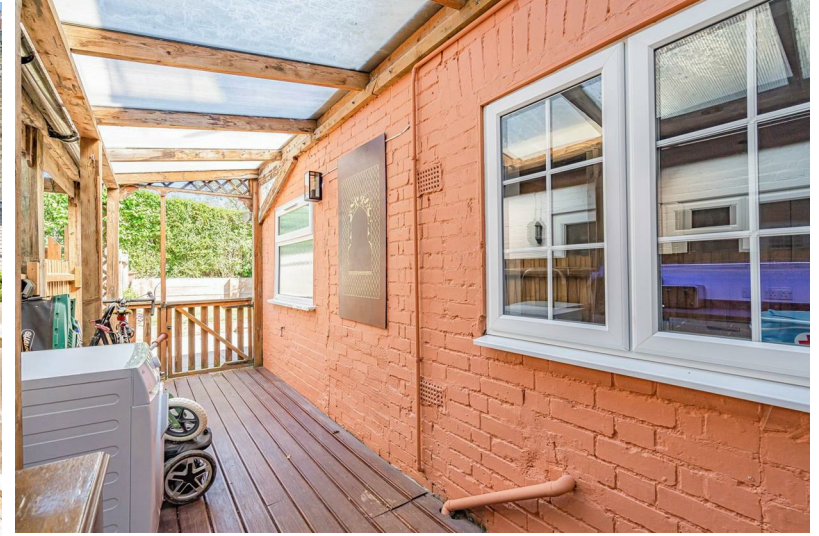
For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £320,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - East Cambridgeshire



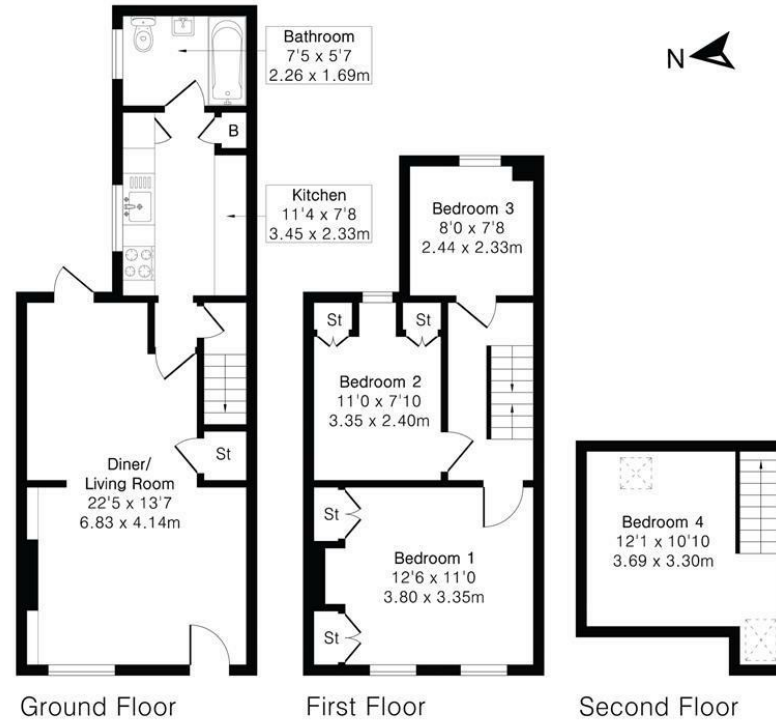


**Approximate Gross Internal Area 946 sq ft - 88 sq m**

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 369 sq ft – 34 sq m

Second Floor Area 137 sq ft – 13 sq m



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.



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

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.

