



Mildenhall Road, Fordham, CB7 5NT

**CHEFFINS**



# Mildenhall Road

Fordham,  
CB7 5NT

- 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

**\*\* OPEN HOUSE ON SATURDAY 15TH AUGUST AT 9:30 - 11:30. PLEASE CALL CHEFFINS TO MAKE AN APPOINTMENT \*\***

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.

 2  1  1

**Guide Price £500,000**







## 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.

## 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                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | 75                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | 42                         |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

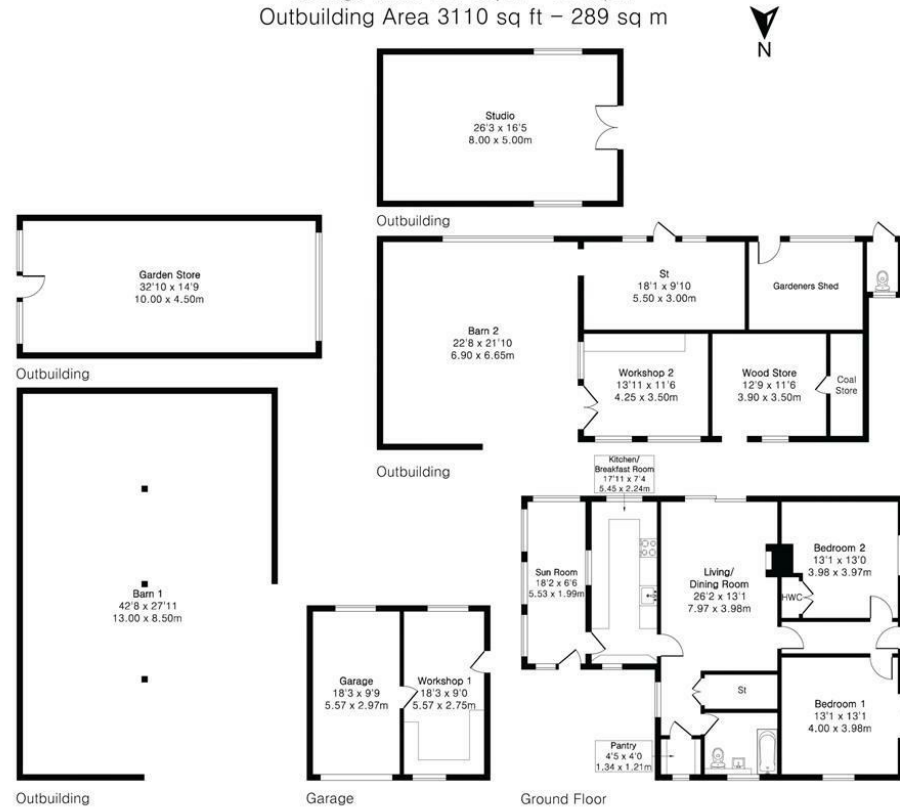




**Approximate Gross Internal Area 1082 sq ft - 101 sq m  
(Excluding Garage & Outbuilding)**

Garage Area 351 sq ft – 33 sq m

Outbuilding Area 3110 sq ft – 289 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.

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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.



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