

**26 Ironbridge Path, Fordham  
Cambridgeshire CB7 5LJ  
Guide Price £270,000**

**MA**  
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A detached bungalow nestling at the end of a no-through road and located on this popular and well served village.

Offering huge scope for improvement and requiring modernisation, the property offers accommodation to include two reception rooms, kitchen, two double bedrooms and a refitted shower room.

Externally the property offers mature gardens.

Chain free.

Council Tax: C  
EPC: E



## Accommodation Details

### Entrance Hall

Doors to:

### Living Room

11'11 x 11'0 (3.63m x 3.35m)

Fireplace with tiled surround and hearth, radiator, window to the front aspect.

### Dining Room

11'11 x 10'11 (3.63m x 3.33m)

Feature fireplace with tiled surround and hearth, storage cupboards, radiator, window to the side aspect,

### Kitchen

7'8 x 7'2 (2.34m x 2.18m)

Fitted cupboard unit, stainless steel sink with drainer and mixer tap, wall mounted shelving and fold down table top, space for freestanding oven, tiled flooring, window to the rear aspect and door leading out to the rear garden.

### Hallway

Doors to:

### Boiler Room

3'0 x 2'6 (0.91m x 0.76m)

### Shower Room

8'4 x 5'5 (2.54m x 1.65m)

Comprising low level WC, hand wash basin and shower with low level glass enclosure, part tiled walls, radiator, obscured window to the rear aspect.

### Bedroom 1

11'11 x 11'0 (3.63m x 3.35m)

Feature fireplace, window to the front aspect, radiator.

### Bedroom 2

11'11 x 10'11 (3.63m x 3.33m)

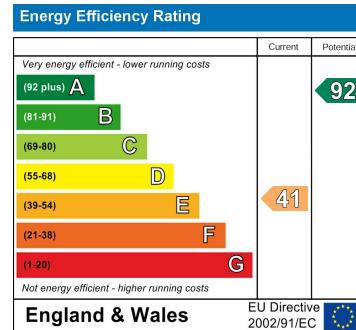
Feature fireplace, window to the rear aspect, radiator.

### Outside - Front

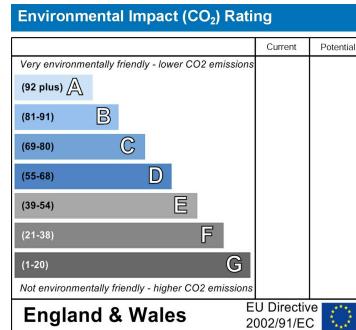
Laid mainly to lawn with flower beds and a hedge border, gated entry and path to front entrance door.

### Outside - Rear

Mature gardens laid mainly to lawn with a variety of shrubs, plants and trees, small brick outbuilding and timber fenced surround.

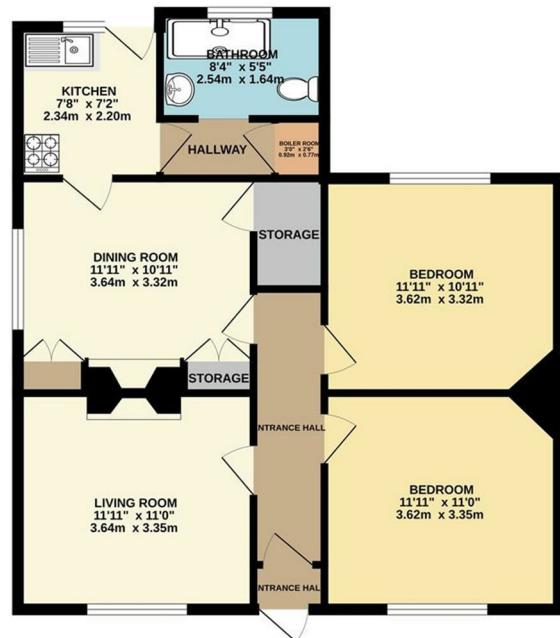


England & Wales EU Directive 2002/91/EC



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GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



26 IRONBRIDGE PATH

TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective buyers are advised to make their own arrangements to verify all details. Services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix 2022.

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