



New Path
Fordham, Cambridgeshire CB7 5JX
Guide Price £290,000

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A superb and greatly improved semi-detached family home standing within the heart of this well served and popular village.

Improved and updated by the current owners, this property offers stylishly presented accommodation to include an entrance hall, refitted kitchen with built-in appliances, living room/dining room with open plan through to conservatory, two double bedrooms and a bathroom.

Externally the property offers off road parking with additional parking to rear, converted garage providing option for office or crafts room (power and light a useful range of eye level and base storage units).

No onward chain and viewing is recommended.

Council Tax B (East Cambs)
EPC (C)

Entrance Hall

Laid laminate flooring, staircase rising to the first floor with LED lighting.

Kitchen

Modern fitted kitchen with both eye and base level storage units and working tops over, under unit lighting, inset sink with mixer tap, tiled splashback areas, induction hob with extractor fan above, double oven, integrated fridge/freezer and dishwasher. Window to the front aspect.

Living Room

Spacious living room with TV connection point, vertical radiator and opening through to the:

Conservatory

Laminate laid flooring and glazed door leading to garden.

First Floor Landing

Window to the side aspect and access through to the bedrooms and bathroom.

Bedroom 1

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2

Radiator and window to the front aspect.

Bathroom

Three piece suite comprising of concealed WC, wash basin, panelled bath with wall mounted shower, radiator, part tiled walls.

Outside - Rear

Fully enclosed rear garden mostly laid to shingle with timber garden shed and pedestrian door through to the:

Office

Laid laminate flooring, power and lighting.

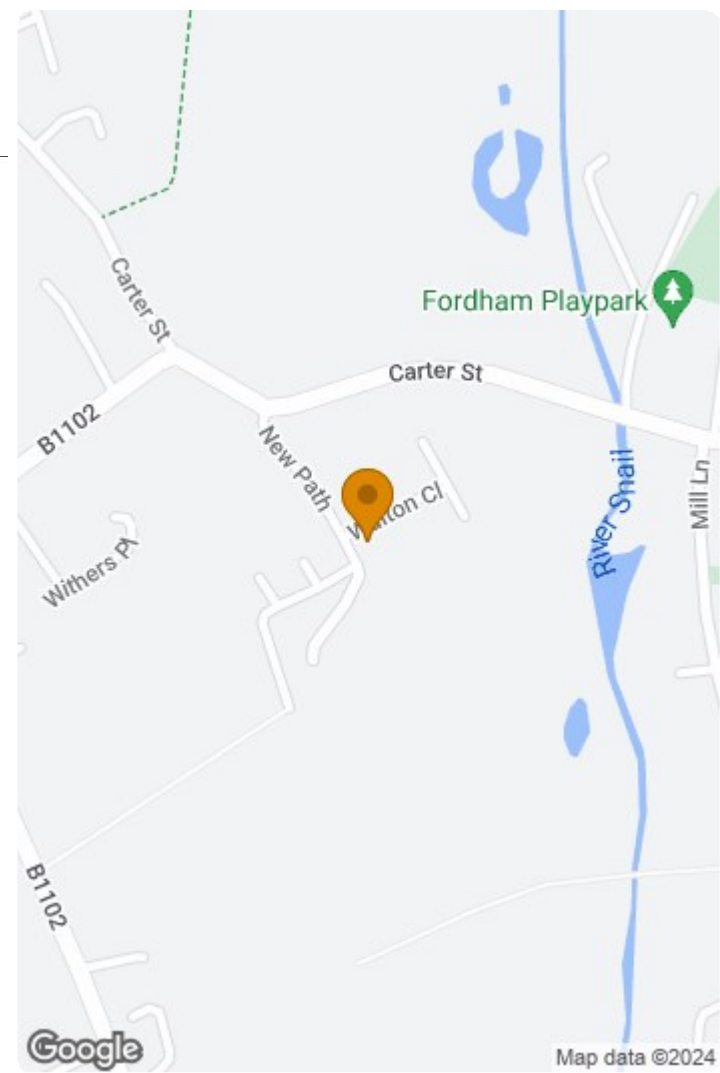
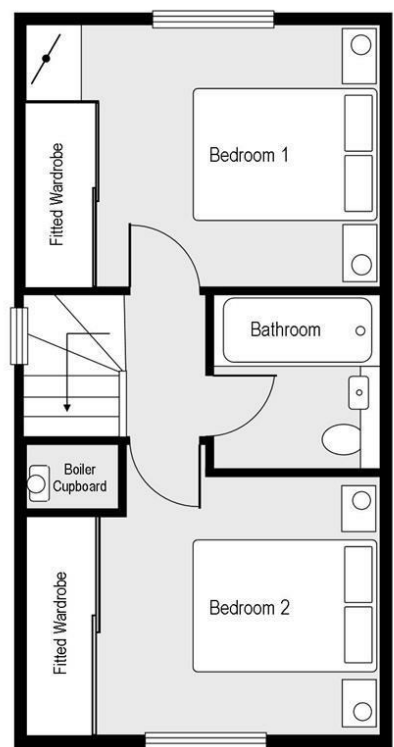
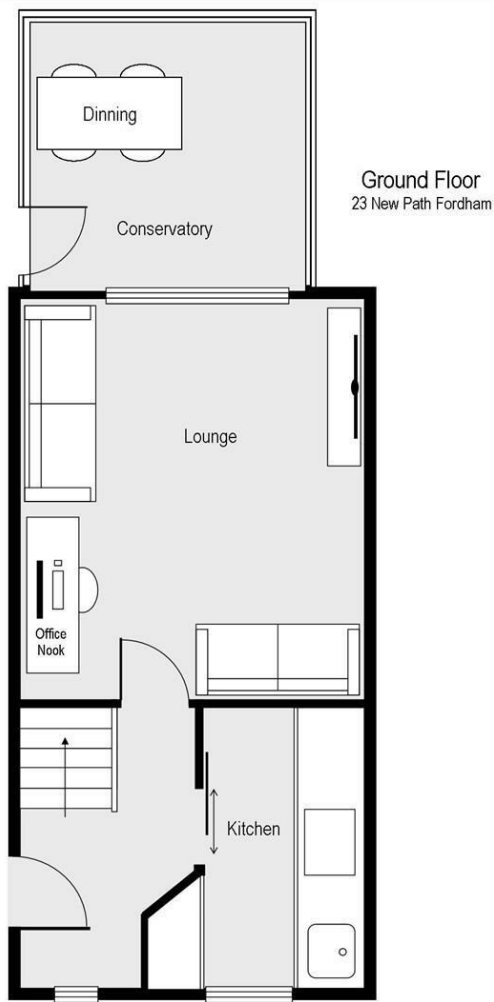
Outside - Front

Laid to shingle frontage with side with established hedging and shrubs.

Owners Comments:

This has been a truly wonderful, peaceful and safe place to live since 2011. It is a lovely,

quiet and tucked away setting, yet everything we need for daily life is within easy reach in our village or just a short commute to Newmarket, Ely, Bury St Edmunds and Cambridge. It is a cosy and sunny home that is very low maintenance and economical to run. We have lovely, considerate neighbours and it feels like our own little community here. After a very happy twelve years, it is time for a move but we shall miss our home and convenient location when we move. We hope the new owners will enjoy living here as much as we have.

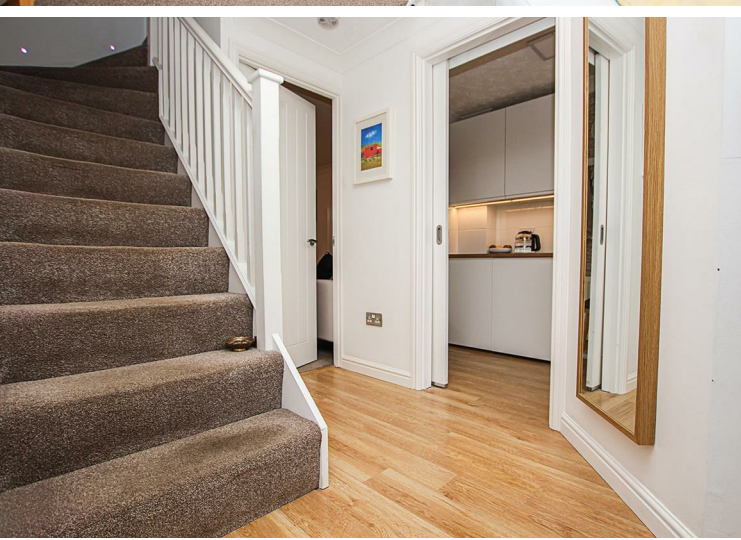


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	85		

Energy Efficiency Rating
 Very energy efficient - lower running costs
 A (1-14) | B (15-19) | C (20-24) | D (25-29) | E (30-34) | F (35-39) | G (40-45)
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 A (1-10) | B (11-15) | C (16-20) | D (21-25) | E (26-30) | F (31-35) | G (36-40)
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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Area outlined in **RED** indicates property boundary of 23 New Path

