



**29 New Path
Fordham, Ely**

**DAVID
BURR**



29 New Path, Fordham, Newmarket, Suffolk, CB7 5JX

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A tidy and well-presented three-bedroom semi-detached property nestled in this quiet tucked away position within Fordham. Just a short walk from a selection of amenities the village offers, the property would make a wonderful family home and offers the opportunity for the new owner to add their own stamp the home. The property benefits from three bedrooms and a single garage. Also offered with the benefit of no onward chain.

An attractive three-bedroom semi-detached property in a sought-after village location.

Ground floor

ENTRANCE PORCH With window to the front aspect and doors to:

CLOAKROOM With hand wash basin, WC and window to the front aspect.

SITTING ROOM A large bright space with stairs rising to the first floor and a window to the front aspect.

KITCHEN/BREAKFAST ROOM With a range of base and matching wall units complete with worktops over. An inset sink with mixer tap looks out over the rear gardens. An electric oven with four-ring gas hob complete with extractor above add to the space. The remainder of the kitchen provides space for water appliances and there is ample room for a fridge/freezer. The dining area is ample with sliding doors leading to the rear garden also.

First Floor

LANDING With access to the loft and doors to:

BEDROOM 1 A spacious double with built in cupboard storage and a window to the front aspect.

BEDROOM 2 Another spacious room with additional built in storage, housing the boiler as well as a window to the rear aspect.

BEDROOM 3 With window to the front aspect.

BATHROOM A partially tiled space with three-piece suite which comprises a bath with shower over, WC and hand wash basin. Additionally there is a frosted window to the rear aspect, a radiator and wall mounted storage cupboard.

Outside

The front of the property is approached by a driveway which provides parking for two vehicles. This leads to the **SINGLE GARAGE** which is complete with light, power and water for washing machine and tumble dryer. The remainder of the front aspect is mainly shingled and there is additionally a side gate leading the rear garden.

The rear garden is deceptively spacious and well proportioned to the size of the property given that it is a corner plot. It is mainly laid to lawn, however is mature with a range of shrubs and trees, with dedicated borders cut out for planting. Immediately off the rear of the property is a patio area which has a wooden pagoda built which provides ample space for alfresco dining.

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Material Information

SERVICES: Main water and drainage. Main electricity connected; gas fired central heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: C. £1,991.63 per annum for the period 2024/25.

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

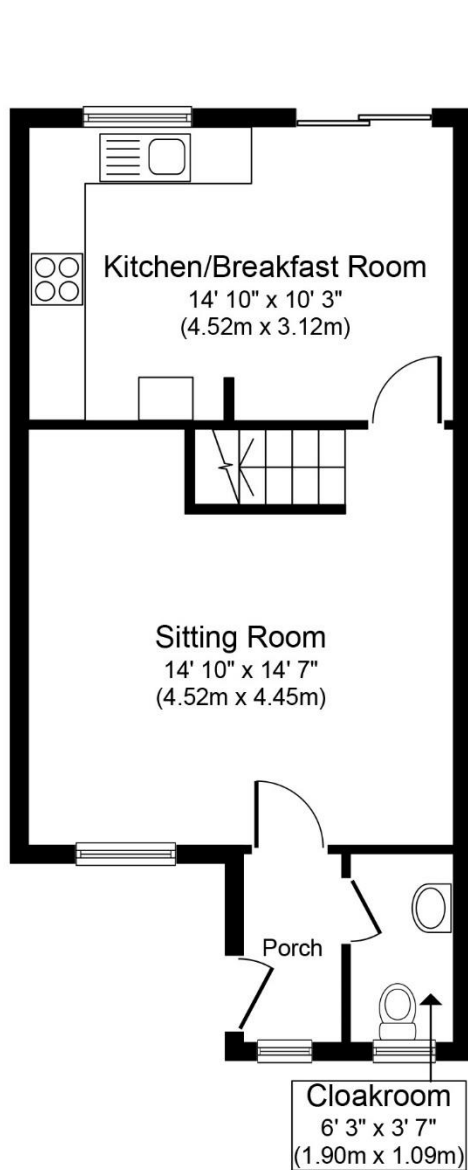
Phone Signal: Yes. Provider: Likely providers are noted as O2 and Vodafone.

WHAT3WORDS: smallest.exist.deflated

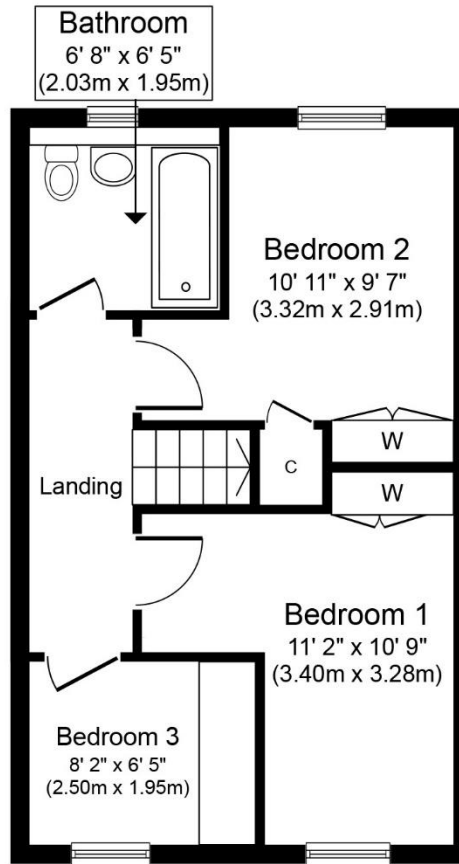
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

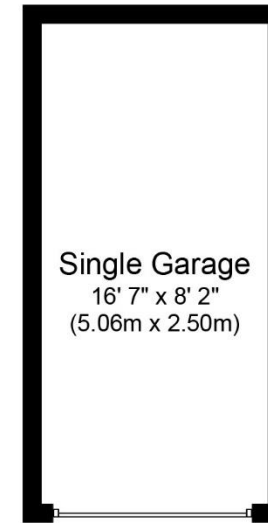




Ground Floor
Approximate Floor Area
422 sq. ft.
(39.2 sq. m.)



First Floor
Approximate Floor Area
372 sq. ft.
(34.5 sq. m.)



Single Garage
Approximate Floor Area
133 sq. ft.
(12.3 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

