

7 Fordham Road Freckenham IP28 8JB
£280,000

Balmforth
Estate Agents, Valuers & Letting Agents



DESCRIPTION

This four bedroom detached bungalow enjoys a village location with long driveway leading to double garage (one side with electric remote operated roller door). Boasting front and side porches, a south facing garden and conservatory. The property also offers a wet room, lounge and kitchen/dining room.

FEATURES

Tenure: Freehold

Parking: Driveway and double garage

Gardens: Front and rear

Heating: Oil central heating- New boiler November 2015 (still under guarantee)

Doors/windows: Part double glazed

Council tax band (2017/18): C - £1373.02

EPC rating band: D

THE ACCOMMODATION COMPRISES:-

EXTERNAL CUPBOARD: Housing boiler installed November 2015

ENTRANCE PORCH: 11'9 x 3'1 (3.58m x 0.94m)

Sliding double glazed door, recessed cupboard housing hot water tank.

L-SHAPED HALLWAY:

With loft ladder.

LOUNGE: 16' x 11'11" (4.88m x 3.63m)

With window to side and sliding doors to conservatory.

KITCHEN/DINER: 16'9" x 12'8" (5.11m x 3.86m) reducing to 10'10" (3.3m) max

With electric oven, hob and extractor fan, spaces for washing machine and refrigerator.

SIDE PORCH: 4'4" x 4'1" (1.32mx 1.24m)

Double glazed door (with 10 year guarantee) and window.

CONSERVATORY: 12'8" x 8'1" (3.86mx 2.46m)

With radiator and wall lights.

BEDROOM ONE: 12' x 11' (3.66m x 3.35m)

Window to rear.

BEDROOM TWO: 11'11" x 9'2" (3.63m x 2.79m)

Window to rear.

BEDROOM THREE: 10'1" x 8'6" (3.07mx 2.59m)

Window to front.

BEDROOM FOUR: 8'9" x 7'3" (2.67m x 2.21m)

Window to side.

WET ROOM: 11' x 5'11" (3.35m x 1.8m)

With large shower area and floor drain, wash hand basin set in vanity unit, low level wc, tiled walls and chrome towel radiator.

OUTSIDE:

Low maintenance front garden with dwarf wall and flower beds, concrete driveway offering off road parking for up to five vehicles. Rear garden with patio area, lawn, outside tap and light, enclosed by brick walls.

DOUBLE GARAGE: 21'1" x 18' (6.43m x 5.49m) Total including partitioned room

Power and light with one electric roller door and a manual up and over door (not currently in use), wooden framed single glazed windows to side and

rear and a pedestrian door to the rear garden.

Agents Notes: (1) Garage has a cement encased asbestos roof and my require attention.

(2) The property may require some minor electrical work (contact office for details)

VILLAGE & LOCAL AREA

Freckenham is a small picturesque village with its own village hall, a popular public house with restaurant and a church. It is within close reach of the market town Mildenhall which offers a range of amenities including supermarkets and shops, several banks, a public swimming pool, schools and recreational facilities. The nearby regional towns of Newmarket (10 miles), Bury St Edmunds (12 miles) and Thetford (11 miles) have an extensive and more diverse range of facilities. Mildenhall is also approximately 2 miles from the A11 Fiveways roundabout which allows easy access to Norwich to the North East and to Cambridge and London to the South and South West by joining on to the A14.

VIEWING

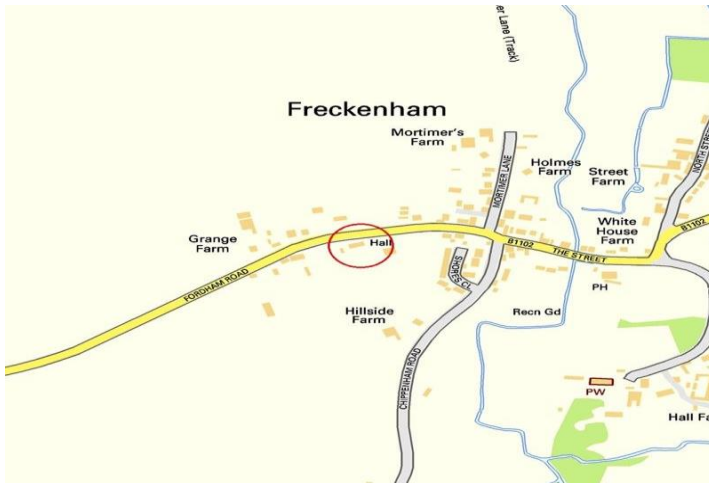
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

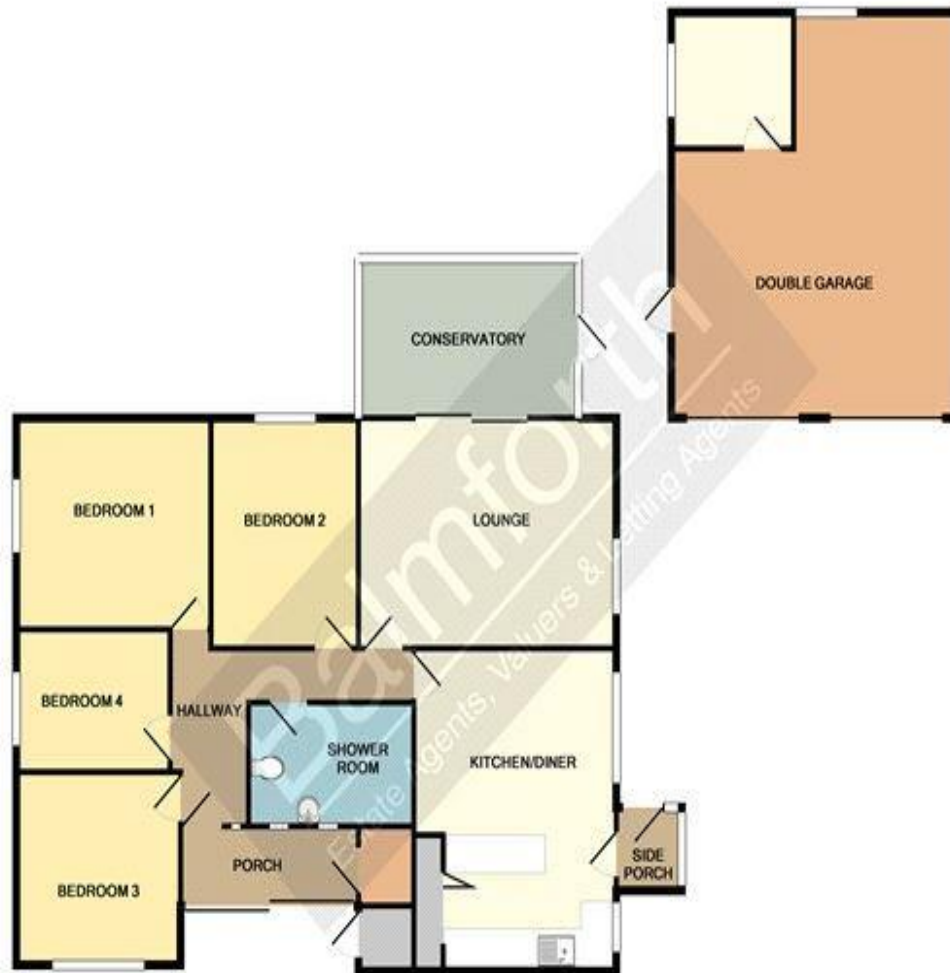
T: 01638 711171 E:

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DIRECTIONS

From Mildenhall Market Place proceed past St Marys Church out of Mildenhall to Worlington. Proceed through Worlington to the village of Freckenham, proceed into the village and as the road bears right proceed past the Golden Boar continue over the brow of the hill and the property is located third from last bungalow on the left hand side on the outskirts of the village.





TOTAL APPROX. FLOOR AREA: 1563 SQ. FT. (144.3 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/sW9JSS>

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