



83 Station Road

Soham, Ely, Cambs, CB7 5DZ

Guide Price £219,995



This semi-detached bungalow is ideally placed midway between the High Street shopping area and the Railway station. Offering vacant possession and in need of some general updating, the bungalow benefits from gas fired central heating and double glazing.



Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co Op, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctors' surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Entrance Hall

Covered porch. Part glazed entrance door. Radiator. Telephone point. Large storage cupboard. Central heating thermostat. Cupboard housing hot water tank with shelving. Further cupboard with floor mounted Baxi gas fired boiler serving central heating. Cupboard with gas and electric meters and shelving. Access to loft space.

Lounge Diner - 5.38m x 3.58m (17'8"max x 11'9")

Double glazed window and door to the rear garden Radiator. Two ceiling light points.

Kitchen - 3.45m x 2.84m (11'4" x 9'4")

Double glazed window to the front aspect. Tiled floor. Radiator. Ceiling light point. Wall and base units with roll top work surfaces. One and a half bowl stainless steel sink. Space and plumbing for automatic washing machine or dishwasher. Space for free standing cooker (gas or electric).

Bedroom 1 - 4.06m x 2.57m (13'4" x 8'5")

Double glazed window to the rear aspect. Radiator. Ceiling light Point.

Bedroom 2 - 3.45m x 2.36m (11'4" x 7'9") plus recess of 3'10" x 3'3".

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 2.67m x 1.65m (8'9" x 5'5")

Panelled bath. Low level WC. Pedestal wash basin. Two double glazed windows to the front aspect. Tiled splash areas. Radiator. Tiled floor. Ceiling light point.

Outside

The rear garden is laid mainly to lawn with some flower and shrub borders. Timber fencing to the boundaries. Gate to side access. Small storage shed for garden tools. Patio.

Notes

COUNCIL: East Cambridgeshire District Council

COUNCIL TAX BAND: B

TITLE NUMBER: CB160642

EPC: D (57/87)

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41a High Street, Soham, Ely, Cambs, CB7 5HA

Tel: 01353 725723

Email: info@thebovingdons.co.uk

<https://www.thebovingdons.co.uk>



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		