



## 20 Northfield Park

Soham, Ely, Cambs, CB7 5UZ

**Guide Price £235,000**





# 20 Northfield Park

Soham, Ely, Cambs, CB7 5UZ

**Guide price £235,000**



## **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 doctor's 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.

## **Porch**

Upvc entrance porch with double glazing to side window and glazed door to living room.

**Living Room** - 4.72m x 4.14m (15'6" max x 13'7")

Double glazed window to the front aspect. Stairs to the first floor. Radiator. Understairs storage cupboard. Ceiling light point. Wood flooring. Range of built-in cupboards and shelving to one wall. Open archway to Kitchen/Diner.

**Kitchen/Diner** - 4.72m x 2.46m (15'6" x 8'1")

Refitted with a range of kitchen units at base and wall level with work surfaces over. Sink with mixer tap. Tiled splash areas. Electric hob, with splash-back and extractor. Electric oven. Integrated dishwasher. Double glazed window to the rear aspect and door to the conservatory. Tiled floor. Radiator. Spotlights.

**Conservatory** - 3.73m x 1.75m (12'3" x 5'9")

Upvc construction with door to rear garden. Vaulted ceiling. Cat flap. Wall light point. Plumbing for automatic washing machine. Space for fridge freezer.

## **Landing**

Access to loft space. Ceiling light point. Cupboard with shelving and wall mounted gas fired boiler serving central heating and hot water.

**Bedroom 1** - 2.87m x 2.62m (9'5" x 8'7" plus wardrobes)

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in triple wardrobes with sliding doors.



**Bedroom 2 - 2.87m x 2.31m (9'5" x 7'7")**

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

**Bedroom 3 - 2.26m x 1.93m (7'5" x 6'4")**

Double glazed window to the front aspect.  
Radiator and ceiling light point.

**Bathroom - 1.91m x 1.75m (6'3" x 5'9")**

Panelled bath with shower attachment over and shower screen. Wash basin with cupboard under. low level WC. Heated towel rail. Double glazed window to the rear aspect. Extensive tiling. Wall mounted storage cupboard. Shaver socket.

**Outside**

The fully enclosed and private front garden is laid to lawn with path to entrance door. Flower and shrub borders. The rear garden is fully paved and enclosed with timber fencing and a personal gate giving side access. There is a single garage in a nearby block with parking immediately in front.

**Notes.**

Local Council is East Cambridgeshire District Council

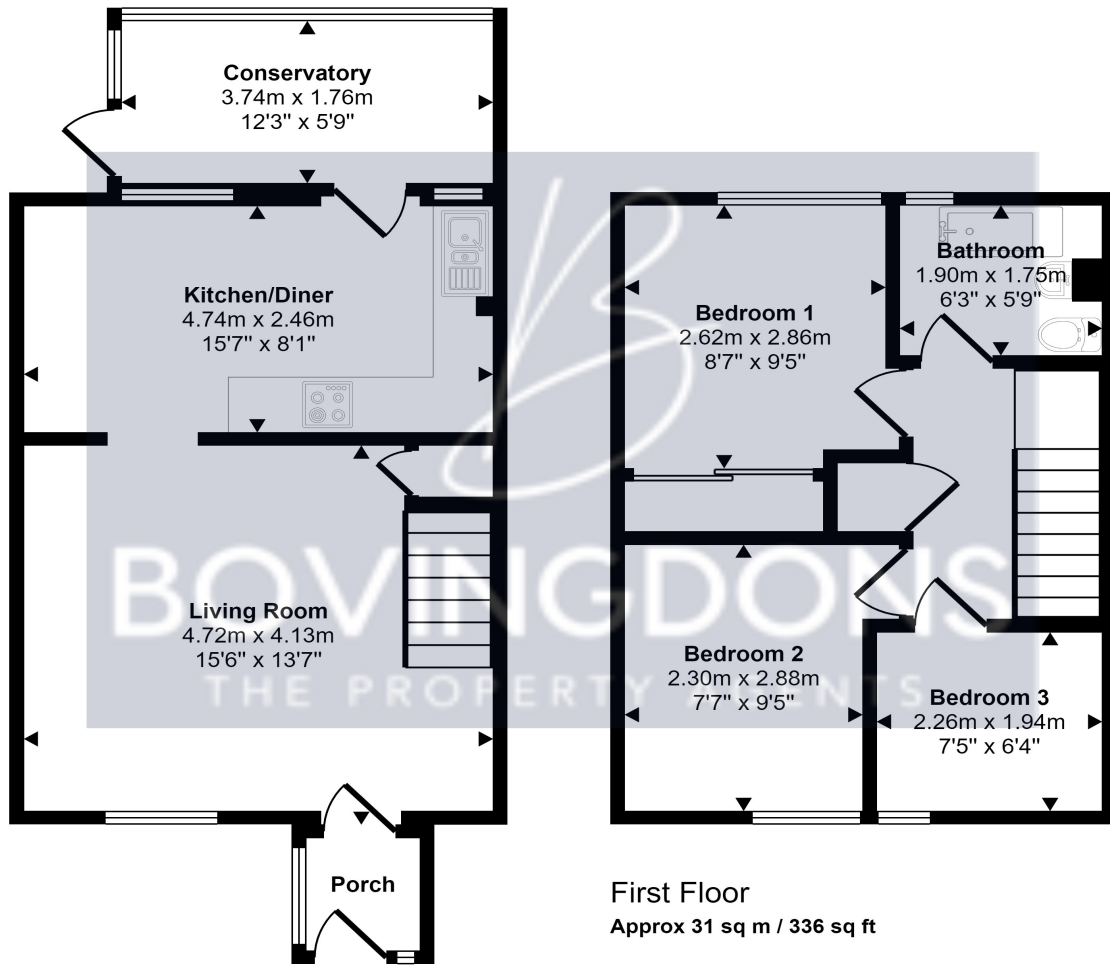
Tax Band is B

All mains services.

Garage in block nearby.



Approx Gross Internal Area  
72 sq m / 773 sq ft



Ground Floor  
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		