



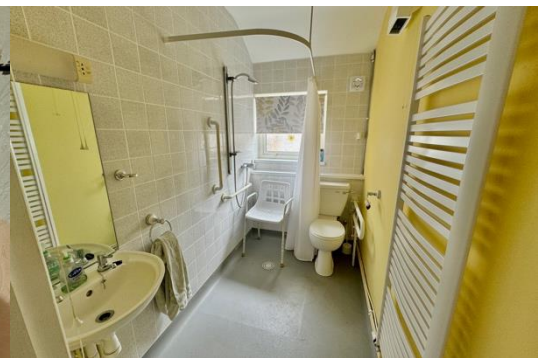
8 Great Fen Road

Soham, Ely, Cambs, CB7 5UQ

Guide Price £285,000



Requiring cosmetic updating/refurbishment, this 2-bed extended semi detached bungalow benefits from a large plot and semi-rural location. The property has double glazing and Oil-fired central heating, off road parking for several vehicles, large gardens, brick built and timber outbuildings, conservatory, WC and 2 double bedrooms.



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 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.

Entrance Area - 5.18m x 2.29m (17'0" max x 7'6")

Double glazed entrance door. Double glazed windows to the front and side aspects. Polycarbonate roof. Plumbing for automatic washing machine. Double glazed door to the rear garden. Double glazed door to the kitchen. Radiator. Fluorescent strip light. Door to:

WC - 1.63m x 1.22m (5'4" x 4'0")

Double glazed window to the rear aspect. Wash basin. Low level WC. Radiator.

Kitchen

Double glazed windows to the front and rear aspects. Range of units at base and wall level with roll-top work surfaces over. One and a half bowl sink with mixer tap. Integrated dishwasher. Space for oven Space for fridge. Tiled splash areas. Extractor. Coved ceiling with two light points. Cupboard housing hot water tank Door to :

Lounge Diner - 6.81m x 3.58m (22'4" x 11'9" - widens to 13'3")

Double glazed windows to the front aspect. Double glazed patio doors to the conservatory. Four wall light points. ceiling light point. Two radiators.

Conservatory - 3m x 2.46m (9'10" x 8'1")

Double glazed patio doors to the rear garden and Freehold, windows to the side aspects. Floor mounted GRANT oil fired boiler serving central heating and hot water. Radiator. Two wall light points.

Inner Hall

Access to loft space. Fusebox and electric meter.

Bedroom 1 - 3.53m x 3.15m (11'7" x 10'4")

Double glazed window to the front aspect Radiator. Built-in wardrobes with sliding doors. Coved ceiling with light point.

Bedroom 2 - 3.61m x 3.02m (11'10" x 9'11" max)

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Shower/Wet Room - 2.54m x 1.42m (8'4" x 4'8")

Double glazed window to the rear aspect Low level WC. Wash basin. Tiled splash areas. Heated towel rail Dimplex heater. Ceiling light point. Shaver socket and light.

Outside

The good-sized front garden is approached through gates with a driveway leading round the side of the bungalow to the rear garden. The frontage has various mature shrubs and laid mainly to lawn.

The generous rear garden is laid mainly to grass with several outbuildings providing excellent storage. There are mature shrubs and trees and a patio with low wall surrounding and the garden also provides room for several vehicles.

Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is B

Mains Water, Drainage, Electricity connected.

Oil Fired Central Heating.

We are not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

The property is Freehold, and flood risk is Low.

NO ONWARD CHAIN.



Floor Plans



Total area: approx. 92.1 sq. metres (991.8 sq. feet)

Energy Efficiency Graph

AWAITING
EPC

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