



## 80 West Drive Gardens

Soham, Ely, Cambs, CB7 5EX

**Guide Price £230,000**



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## 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.

## Description

Well-presented good sized 3 bed terrace house, benefitting from gas fired central heating, double glazing and WC. The property is offered with no onward chain and has been updated by the present owners.

## Hallway

Part double glazed entrance door. Stairs to first floor with understairs storage space. Cupboard to front with double glazed window, gas meter and new fuse board. Radiator. Two ceiling light points. Three further built-in storage cupboards.

**WC** - 1.7m x 2.18m (5'7" x 7'2")

Double glazed window to the rear aspect. Low level WC. Ceiling light point.

**Living Room** - 4.06m x 3.58m (13'4" x 11'9")

Double glazed window to the front aspect. Two ceiling light points. Radiator.

**Kitchen/Diner** - 3.53m x 3.23m (11'7" x 10'7")

Range of units at base and wall level with work surfaces over. Stainless steel sink with mixer tap. Double glazed window to the rear aspect. Tiled splash areas. Space and plumbing for appliances such as washing machine, dishwasher, fridge/freezer and space for free standing gas or electric cooker. Extractor hood. Radiator. Fluorescent strip light.

## Landing

Access to loft space. Ceiling light point. Cupboard housing Ideal Gas fired boiler serving central heating and hot water. Further storage cupboard with shelving.

**Bedroom 1** - 3.53m x 3.18m (11'7" x 10'5")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in single wardrobe.

**Bedroom 2** - 3.53m x 3.18m (11'7" x 10'5")

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

**Bedroom 3** - 2.67m x 2.64m (8'9" x 8'8" max)

Built-in bulkhead cupboard. Double glazed window to the front aspect. Radiator. Ceiling light point.

**Bathroom** - 1.98m x 1.7m (6'6" x 5'7")

Panelled bath with mixer tap and shower attachment over. Low level WC. Pedestal wash basin. Double glazed window to the rear aspect. Tiled splash areas. Radiator. Ceiling light point.

**Outside**

There is a small enclosed front garden with wrought iron gate and path to the entrance door. Small area of lawn and flower/shrub borders. Electric meter cupboard.

The enclosed rear garden has an outside water tap, mainly laid to shingle with brick walling, brick garden store and personal gate to the rear.

**Property Information**

Local Council is East Cambridgeshire District Council

Council Tax Band is B

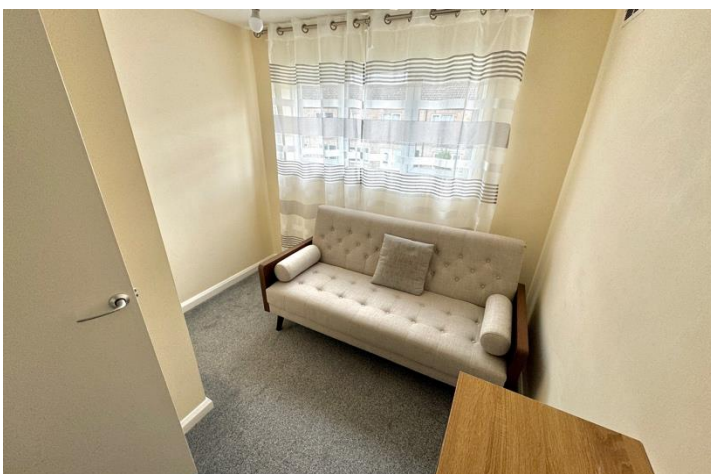
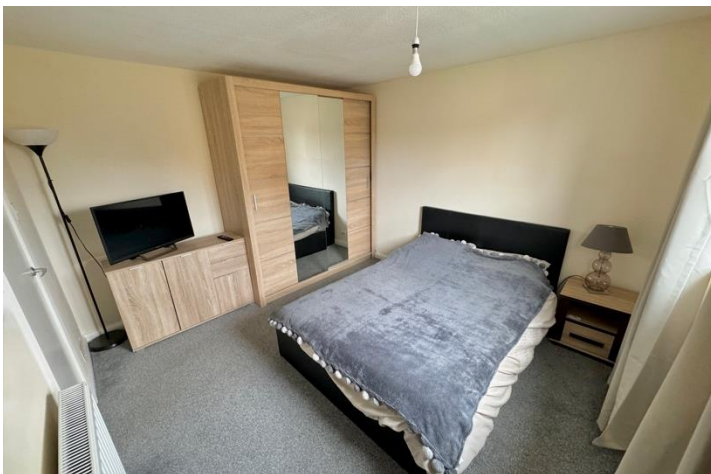
Energy performance Rating is 66 (D)

New boiler installed in 2019.

New Electric Fuse board installed in 2021

The vendor informs us there are no restrictive covenants, wayleaves, easements or rights of way and there the flood risk is classed as low.

**NO ONWARD CHAIN.**

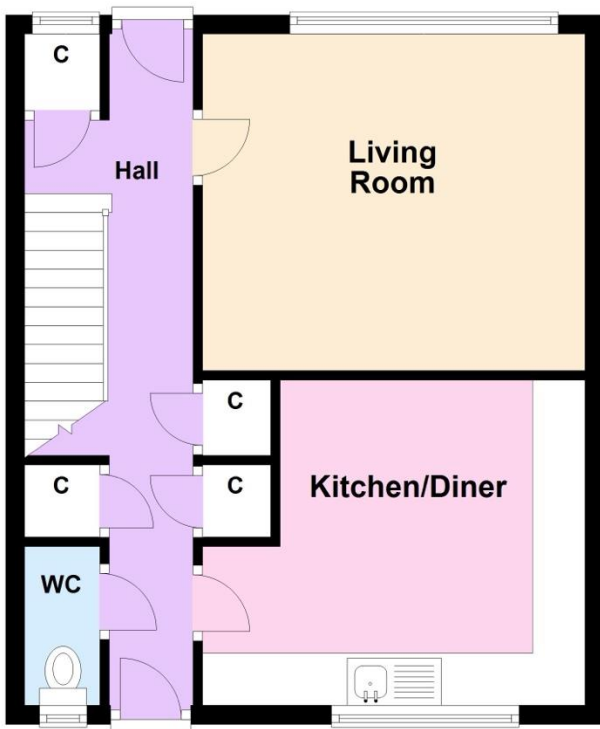




## Floor Plan

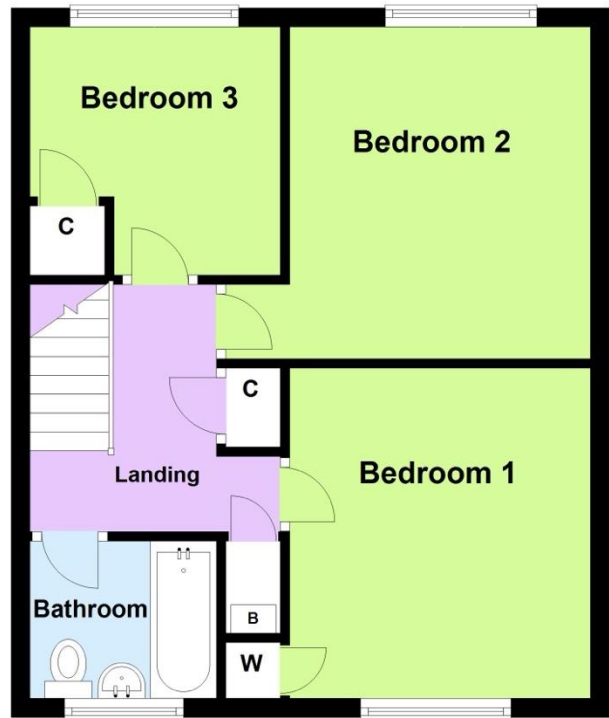
### Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



### First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)

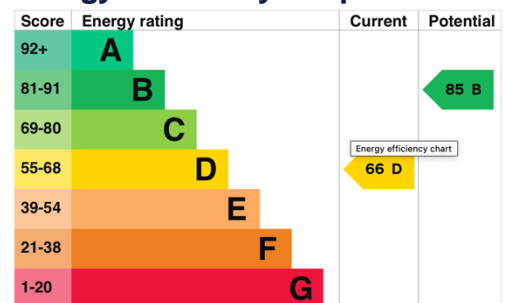


Total area: approx. 84.7 sq. metres (911.8 sq. feet)

## Viewing

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

## Energy Efficiency Graph



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.