



55c Fordham Road

Soham, Ely, Cambs, CB7 5AJ

GUIDE OF £235,000



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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 well-regarded 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, 2 bed terraced home, built recently by respected Hopkins Homes, which benefits from gas fired central heating, double glazing, cloakroom and allocated parking for 2 vehicles. The property is an ideal first purchase and viewing is recommended.

Entrance Hall

Stairs to first floor. Radiator. Central heating thermostat. Mains wired fire alarm. Coved ceiling and light point. Door to Lounge/Diner.

WC - 1.83m x 0.84m (6'0" x 2'9")

Low level WC. Pedestal wash basin. Radiator. Coved ceiling and light point.

Living Room - 4.5m x 3.53m (14'9" x 11'7" max)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Two radiators. Coved ceiling with light point. Wood panelling to one wall. Understairs storage cupboard with fuse box and broadband inlet. Opening to kitchen area.

Kitchen Area - 2.95m x 2.26m (9'8" x 7'5")

Range of units at base and wall level with work surfaces over. Tiled splash areas. One and a half bowl stainless steel sink with mixer tap. Spaces and plumbing for automatic washing machine and dishwasher. Extractor fan.

Double glazed window to the front aspect. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Single integrated oven with 4-ring gas hob and Neff stainless steel extractor above. Space for tall standing fridge/freezer. Tiled flooring.

Landing

Coved ceiling with light point. Radiator. Overstairs storage cupboard.

Bedroom 1 - 3.25m x 2.34m (10'8" x 7'8")

Double glazed window to rear aspect. Coved ceiling with light point. Radiator. Built-in double wardrobe.

Bedroom 2 - 3.18m x 2.36m (10'5" x 7'9")

Double glazed window to the front aspect. Coved ceiling with light point. Radiator. Access to loft space.

Bathroom - 2.03m x 1.83m (6'8" x 6'0")

Double glazed window to the front aspect. Low level WC. Panelled bath with mixer tap, shower attachment and screen over. pedestal wash basin. Radiator. Tiled splash areas. Extractor fan. Ceiling light point.

Outside

The front garden has a small area of lawn, path to entrance door, gas meter cupboard and outside light. The rear garden is laid mainly to lawn with outside tap, paved pathway to personal gate to side to allocated parking for 2 vehicles, and with timber fencing to boundaries. Outside light.

Property Information

Local Council is East Cambridgeshire District Council.

Council Tax Band is B

All main's services are connected.

Service charge: TBA.

The vendor informs us there are no Easements, Wayleaves or Rights of Way Restrictive Covenants : Unknown

Tenure is Freehold

Broadband estimated speeds are Standard 14 mbps, Superfast 48 mbps, Ultrafast 1000 mbps.

Property Title # is CB468191

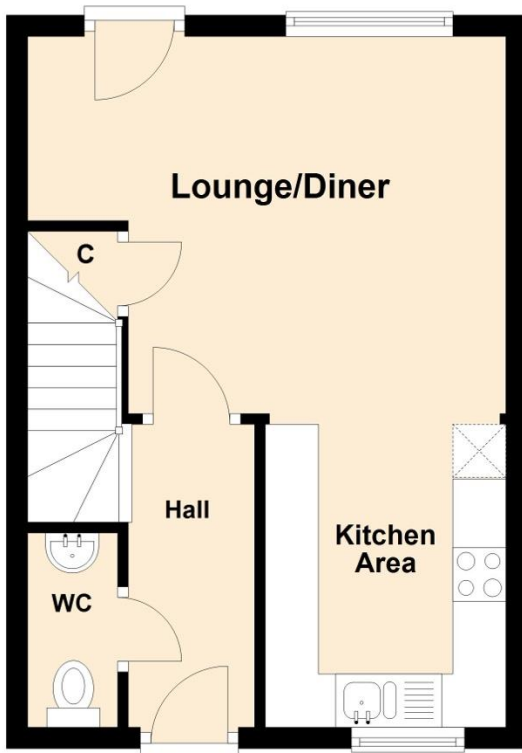




Floor Plan

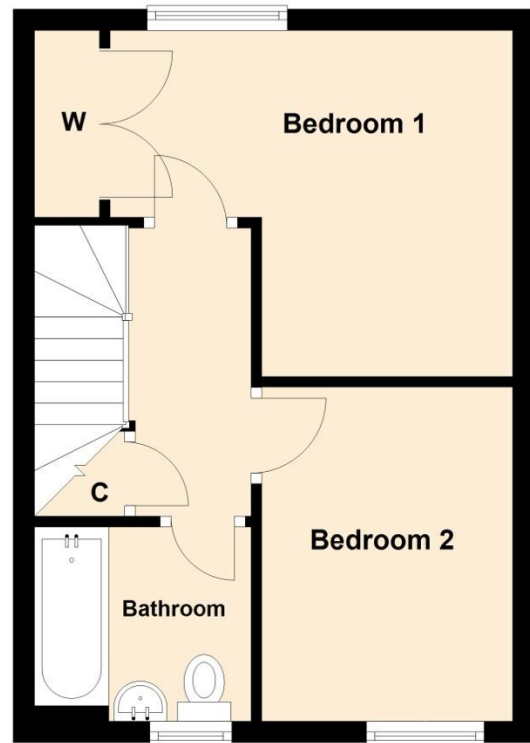
Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 58.4 sq. metres (628.2 sq. feet)

Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.