



50 Bushel Lane

Soham, Ely, Cambs, CB7 5BY

Guide Price £320,000



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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.

The town 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

Non-estate, modern, 3 bed semi-detached house which offers no onward chain, gas fired central heating, double glazing, WC, living room, kitchen/diner and conservatory together with a detached garage and driveway and good-sized gardens to front and rear.

Hallway

Stairs to first floor landing. Access to roof space. Fusebox. Central heating thermostat. Radiator. Coved ceiling with light point. Door to kitchen. Double glazed window to the side aspect. Upvc entrance door. Door to living room.

WC - 1.63m x 0.97m (5'4" x 3'2")

Low level WC. Wash basin with cupboard under. Half tiled walls and tiled floor. Radiator. Double glazed window to the rear aspect. Coved ceiling with light point.

Living Room - 4.88m x 3.33m (16'0" x 10'11")

Double glazed windows and double-glazed patio doors to the rear conservatory. TV and telephone points. Radiator. Coved ceiling with light point.

Conservatory - 4.42m x 3.25m (14'6" x 10'8")

Upvc and brick construction with vaulted ceiling. Underfloor heating controller. Tiled floor. Double glazed windows to three aspects and double-glazed patio doors to the garden. Dimplex electric heater.

Kitchen Area - 3.05m x 2.51m (10'0" x 8'3")

Range of units at base and wall level with roll-top work surfaces over and inset single bowl sink with mixer tap. Double glazed window to the front aspect. Tiled flooring. Tiled splash areas. Integrated oven, 4-ring gas hob. Integrated Neff dishwasher. Integrated Beko automatic washing machine. Central heating programmer. Cupboard housing Baxi gas fired boiler serving central heating & hot water. Coved ceiling with Fluorescent strip light.

Dining Area - 3.23m x 1.96m (10'7" x 6'5")
Double glazed windows to the front aspect.
Radiator. Understairs storage cupboard with shelving and light. Tiled flooring.

Landing

Radiator. Access to loft space with drop down loft ladder. Coved ceiling with light point.
Overstairs bulkhead cupboard with lagged hot water tank.

Bedroom 1 - 5m x 2.54m (16'5" inc wardrobe x 8'4")

Two double glazed windows to the front aspect. Double glazed window to the side aspect. Radiator. Built-in wardrobes and drawers.

Bedroom 2 - 2.72m x 2.41m (8'11" x 7'11")

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

Bedroom 3 - 2.41m x 2.21m (7'11" x 7'3")

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



Bathroom - 1.8m x 1.68m (5'11" x 5'6")
Panelled bath with mixer tap and shower attachment over the bath Double glazed window to the side aspect. Low level WC. Wash basin with cupboard under. Fully tiled. Heated towel rail. Shaver point and light.

Outside

There is a good-sized front garden laid mainly to lawn with mature trees to the front edge. A block paved driveway providing off road parking leads to a detached single garage with up and over door. A paved path leads to the entrance door and there is a timber garden shed and personal gate to the rear/side garden.

To the side and rear there are power points, patio with garden shed, area of lawn, timber panelled fencing, meter cupboard and access to the conservatory.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax band is C

The property is Freehold, and all main services are connected.

The vendor informs us there are no Restrictive Covenants, Easements, Wayleaves or Rights of way.

There is No onward chain.

Broadband Estimated Speeds are: Standard 14 mbps, Superfast 77 mbps, & Ultrafast 1000 mbps.

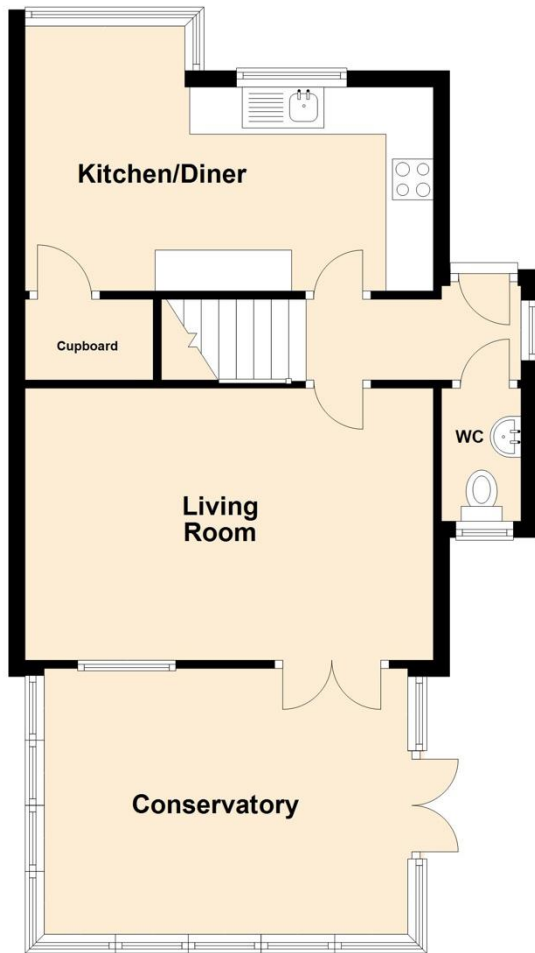




Floor Plan

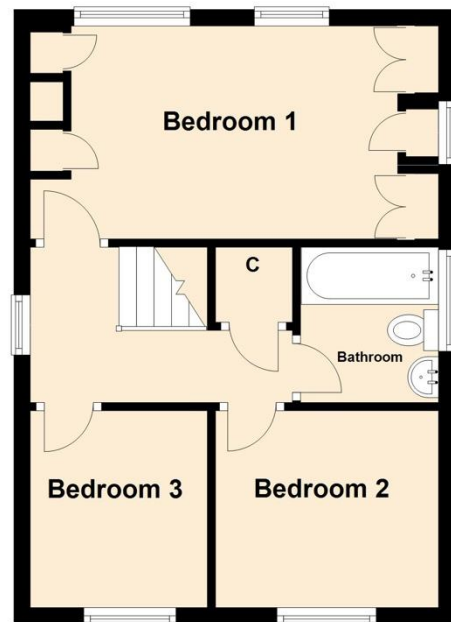
Ground Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 89.9 sq. metres (968.1 sq. feet)

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.

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

AWAITING
EPC