



8 Symphony Court

Soham, Ely, Cambs, CB7 5QD

Guide Price £365,000



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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. Sohams 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 Sohams Village College. Sohams 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, modern, 3-bedroom link detached home on this much sought after development built by respected Hopkins Homes. The family accommodation comprises, cloakroom, living room, kitchen/diner, main bedroom with ensuite, 2 further bedrooms and bathroom, driveway with carport, detached garage and enclosed rear garden. Benefitting from gas fired central heating and double glazing, early viewing is advised.

Hallway

Part double glazed entrance door. Coved ceiling with light point. Radiator. Stairs to first floor with understairs storage cupboards. Mains wired fire alarm. Central heating thermostat

WC - 1.8m x 0.84m (5'11" x 2'9")

Low level WC. Wall hung wash basin with mixer tap. Extractor. Coved ceiling with light point. Double glazed window to the front aspect.

Living Room - 4.62m x 3.28m (15'2" x 10'9")

Double glazed windows to the front and side aspects. Coved ceiling with light point. Radiator. TV and telephone points.

Kitchen/Diner - 5.26m x 2.77m (17'3" x 9'1")

Range of units at base and wall level with roll top work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Tiled floor. Tiled splash areas. Spaces and plumbing for automatic washing machine and dishwasher. Hotpoint double oven with 4-ring gas hob over and stainless-steel extractor hood over. Coved ceiling with two light points. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Radiator. Space for upright fridge/freezer. Double doors to the living room.



Landing

Access to loft space. Built-in cupboard with large hot water tank and shelf. Coved ceiling with light point. Radiator.

Bedroom 1 - 3.99m x 3.28m (13'1" x 10'9")

Double glazed windows to the front and side aspects. Radiator. Coved ceiling with light point. Built-in double wardrobes. Door to:

Ensuite - 1.93m x 1.8m (6'4" x 5'11")

Corner shower cubicle. Low level WC. Pedestal wash basin. Double glazed window to the front aspect. Tiled splash areas. Extractor fan. Radiator. Coved ceiling with light point.

Bedroom 2 - 5.56m x 3.05m (18'3" x 10'0")

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

Bedroom 3 - 2.82m x 2.67m (9'3" x 8'9")

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

Bathroom - 2.34m x 1.68m (7'8" x 5'6")

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

Outside

Area of lawn to the side and front aspect with shrub planting. Path to entrance door. Driveway to the side with carport providing off road parking and leading to a detached single garage with up and over door, power and light and personal; door to rear garden.

The good-sized rear garden is laid mainly to lawn with a patio area and fenced boundaries. outside water tap and power points and outside wall light. personal gate to the driveway. Wood chip play area to rear of garage.

Property Information

Local council is East Cambridgeshire District Council

Council Tax Band is C

Energy Performance rating is B (83).

Property is Freehold

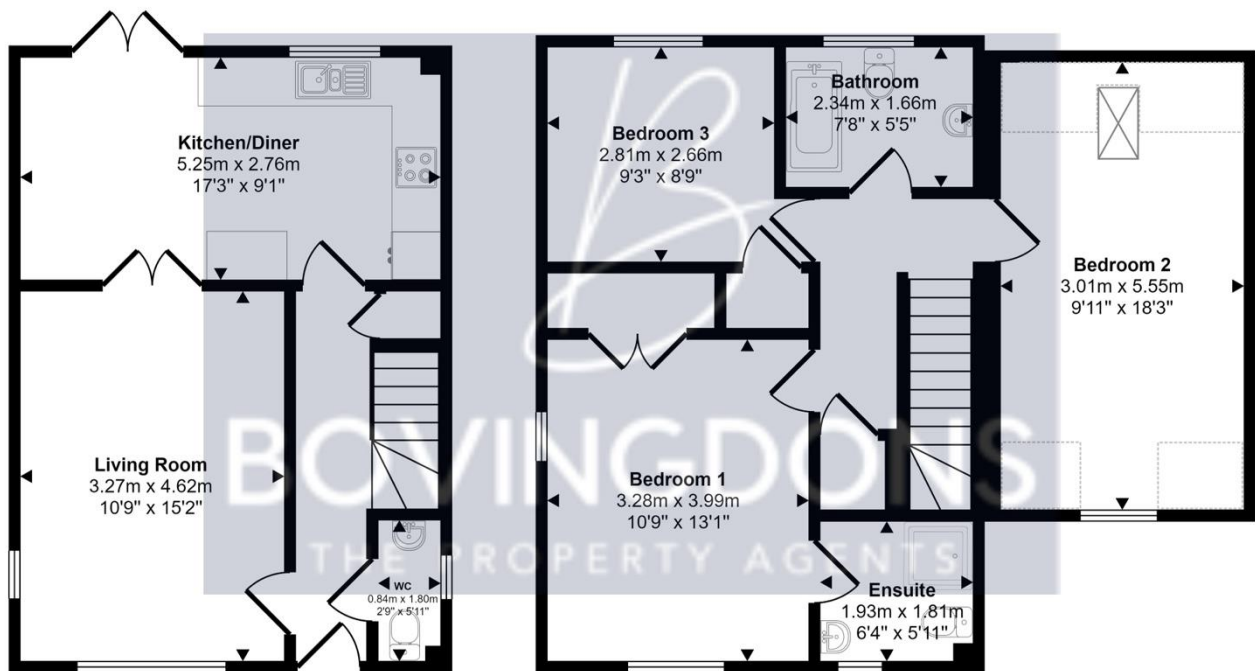
The vendor informs us there are no easements, wayleaves or rights of way.





Floor Plan

Approx Gross Internal Area
99 sq m / 1067 sq ft



Ground Floor
Approx 40 sq m / 427 sq ft

First Floor
Approx 59 sq m / 640 sq ft

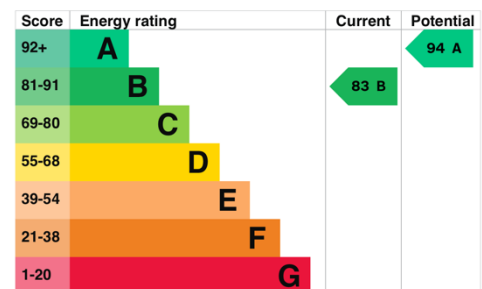
Denotes head height below 1.5m

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 07500 115321 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.