



1 Bell Gardens

Soham, Ely, Cambs, CB7 5XB

Guide Price £350,000



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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

Detached 3-bedroom bungalow in a small cul-de-sac of just 4 similar properties located approximately 10 minutes' walk from the Town Centre shops. The bungalow benefits from gas central heating, double glazing, detached single garage and driveway, open plan living/dining and an easy access Wet Room. There is No onward chain.

Entrance Hall

Upvc double glazed entrance door. Radiator. Coved ceiling with two light points. access to loft space. Storage cupboard. Cupboard with lagged hot water tank and shelving. Glazed door to lounge. Wood laminate flooring.

Living Area - 5.74m x 3.58m (18'10" x 11'9")

Box bay double glazed window to the front aspect. Double glazed window to the side aspect. Radiator. Coved ceiling with 2 light points. Open Fireplace with inset electric coal effect fire.

Dining Area - 2.95m x 2.34m (9'8" x 7'8")

Double glazed window to the side aspect. Radiator. Coved ceiling with light point. Folding door to kitchen. Open to Living Area.

Kitchen - 3.1m x 2.95m (10'2" x 9'8")

Range of units at base and wall level with work surfaces over. Tiled splash areas. Stainless steel sink with mixer tap. Wall mounted Worcester gas fired boiler serving central heating and hot water. Integrated dishwasher. Space and plumbing for automatic washing machine. Integrated double oven. Space for upright fridge freezer. 4-Ring gas hob with extractor over. Coved ceiling with spotlights. Door to side and rear garden.

Bedroom 1 - 3.76m x 2.97m (12'4" x 9'9")

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

Bedroom 2 - 3.76m x 3.12m (12'4" x 10'3")

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

Bedroom 3 - 3.1m x 2.54m (10'2" x 8'4")

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

Wet Room - 2.29m x 1.7m (7'6" x 5'7")

Low level WC. Wash basin. Fully tiled walls.
Ceiling light point. Extractor fan. Radiator.
Double glazed window to the front aspect.
Triton electric shower.

Outside

The landscaped front garden has rockery bedding, paved areas, mature shrubs and a driveway leading to a detached garage with up and over door, power, light and a personal door to the rear garden. There is access via a side passage to the rear garden.

The rear garden consists mainly of hard landscaping with mature shrub bedding.

Timber fencing to boundaries. Outside tap.

Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is D

All main services are connected

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

The property is Freehold and registered under title # CB286310

Estimated Broadband speeds are: Standard 16 mbps, Superfast 190 mbps, Ultrafast 1000 mbps.

There is no flood risk

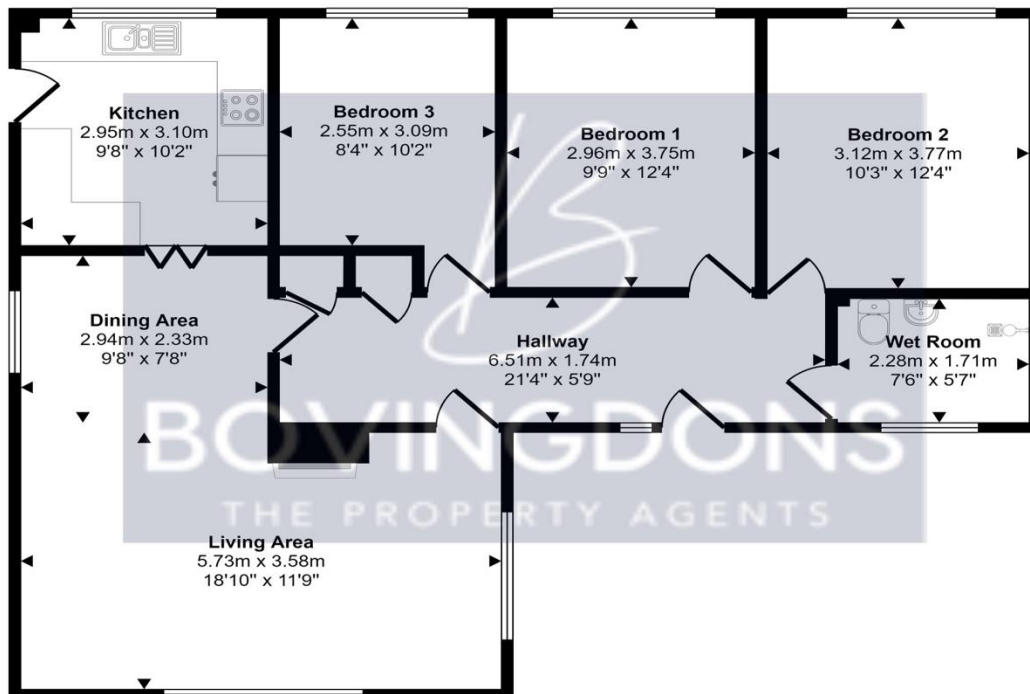
No onward chain.





Floor Plan

Approx Gross Internal Area
89 sq m / 956 sq ft



Floorplan

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 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph

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EPC