



92 Northfield Park

Soham, Ely, Cambs, CB7 5XA

Guide Price £195,000



This 3-bed terraced home needs extensive cosmetic improvement including a new kitchen and bathroom but offers potential for an investor or a first-time buyer. The accommodation comprises, lounge/diner, kitchen, 3 bedrooms, bathroom, garage and gardens and benefits from double glazing and gas fired central heating.



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.

Living Area - 4.5m x 4.75m (14'9" x 15'7")

Upvc double glazed entrance door. Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Stairs to first floor landing. Understairs storage space. Central heating thermostat. Fusebox. Doorway to kitchen. Opening to dining area.

Dining Area - 2.79m x 2.18m (9'2" x 7'2")

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

Kitchen - 2.64m x 2.41m (8'8" x 7'11")

Double glazed door and window to the rear aspect. Units at base and wall level with roll top work surfaces over. Stainless steel sink and mixer tap. Tiled splash areas. Fluorescent strip light. Spaces and plumbing for automatic washing machine and dishwasher. Baxi Gas fired boiler serving central heating and hot water.

Landing

Access to loft space. Coved ceiling with light point. Airing cupboard with hot water tank and shelving.

Bedroom 1 - 3.4m x 2.69m (11'2" max x 8'10")

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

Bedroom 2 - 3.2m x 2.34m (10'6" x 7'8")

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

Bedroom 3 - 2.31m x 1.98m (7'7" x 6'6")

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

Bathroom - 1.96m x 1.75m (6'5" x 5'9")

Panelled bath. Electric Triton shower over bath. Wash basin. Low level WC. Double glazed window to the rear aspect. Radiator. Shaver socket. Coved ceiling with light point.

Outside

The frontage is laid to stones providing off road parking. There is a single garage in a nearby block. The rear garden has a paved patio, an area of lawn and is fenced to three sides.

Property Information.

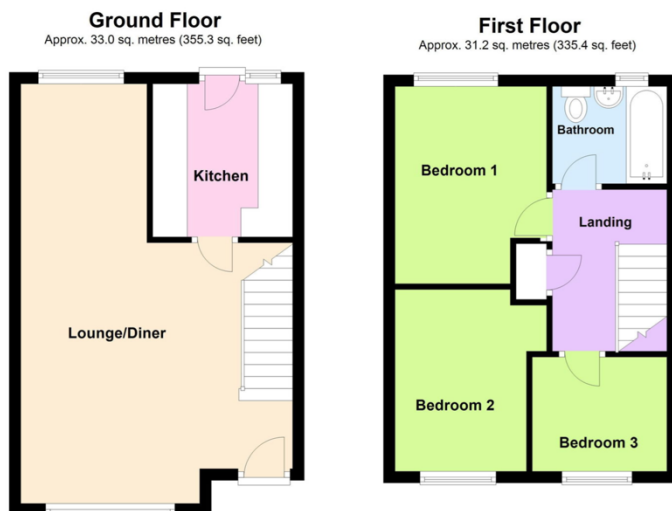
Local Council is East Cambridge District Council

Council Tax Band is B

Property is Freehold

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

Flood risk is considered low.



Total area: approx. 64.2 sq. metres (690.7 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.