



46 Northfield Park

Soham, Ely, Cambs, CB7 5UZ

Guide Price £220,000



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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 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

Three bed semi-detached in need of cosmetic updating, but benefitting from double glazing, gas central heating and a single garage with parking. There is also no onward chain.

Open Plan Living Area - 4.78m x 4.52m (15'8" x 14'10") plus 9'2" x 7'2" Dining Area.

Upvc double glazed entrance door. Stairs to first floor landing. Coved ceiling with two ceiling light points. Two radiators. Central heating thermostat. Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Log effect Gas fire with surround. Telephone point. Understairs storage cupboard. Multi-paned door to the kitchen.

Kitchen - 2.64m x 2.39m (8'8" x 7'10")

Range of units at base and wall level with roll top work surfaces. One and a half bowl sink unit with mixer tap. Fluorescent strip light. Double glazed window to the rear aspect and double-glazed door to the rear garden. Space and plumbing for automatic washing machine. Radiator. Space for freestanding cooker. Further appliance space. Worcester gas fired boiler serving central heating and hot water. Tiled splash areas.

Landing

Access to loft space. Cupboard with pre-lagged hot water tank and shelving. Ceiling light point.

Bedroom 1 - 2.9m x 2.69m (9'6" x 8'10")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in wardrobes.

Bedroom 2 - 3.18m x 2.34m (10'5" x 7'8")

Double glazed window to the front aspect. Ceiling light point. Radiator.

Bedroom 3 - 2.31m x 1.96m (7'7" x 6'5")

Built-in bed base. Radiator. Ceiling light point. Double glazed window to the front aspect.

Bathroom - 1.96m x 1.47m (6'5" x 4'10")

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

Outside

The front garden is fully enclosed, with an area of lawn and accessed through a timber gate with path to the covered entrance . The rear garden is laid mainly to paving. Raised timber decking. Timber garden shed. Covered porch to the rear door. Outside tap. Access to the side to a personal gate to the front garden.

There is a single garage in a nearby block with parking in front.

Property Information.

Local Council is East Cambridgeshire District Council.
Council Tax Band is B.

The property is Freehold

All main's services are connected.

Estimated Broadband Speeds: Standard 13 mbps, Superfast 60 Mbps, Ultrafast 1000 mbps

NO ONWARD CHAIN

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

The property is registered under title CB387418

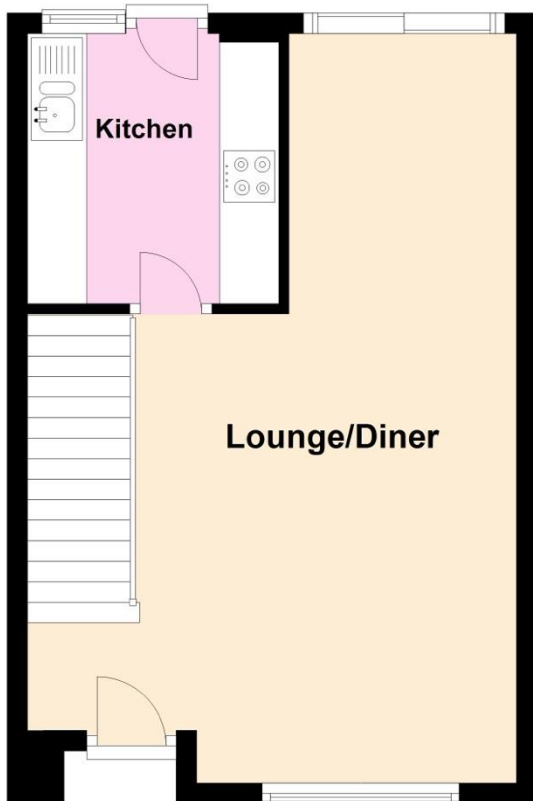




Floor Plan

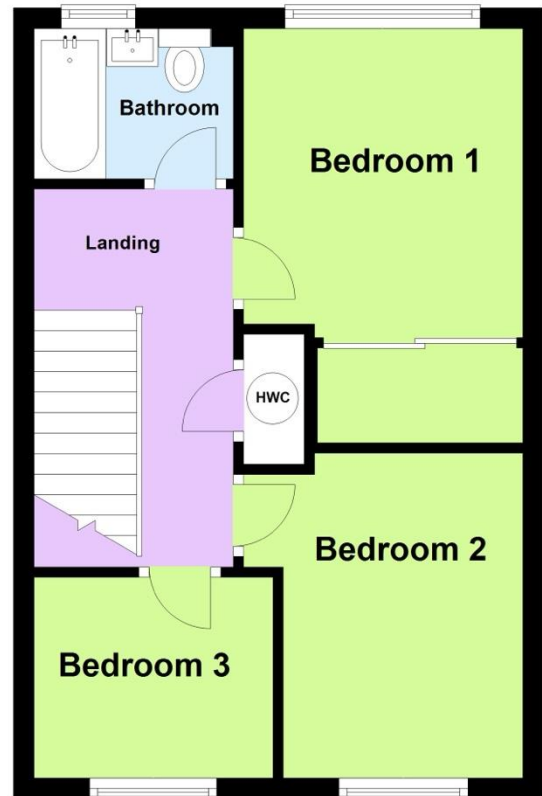
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 69.0 sq. metres (742.7 sq. feet)

Energy Efficiency Graph

AWAITING
EPC

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.