



11 Kings Parade

Soham, Ely, Cambs, CB7 5AR

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.

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

Nicely presented 3-bedroom detached bungalow with a large rear garden, off road parking, double glazing, gas fired central heating, conservatory and wet room, located in a popular residential area of the town. Early viewing is recommended.

Hallway

Double glazed entrance door. Radiator. Fusebox. Storage cupboard. Coved ceiling with two light points. Mains wired fire alarm.

Living Room - 4.75m x 3.48m (15'7" x 11'5")

Two double glazed windows to the front aspect. Radiator. Coved ceiling with two light points. TV point. Coal effect gas fire with surround.

Kitchen - 3.48m x 2.24m (11'5" x 7'4")

Double glazed window to the rear aspect. Range of units at base and wall level with work surfaces over and incorporating a stainless-steel sink with mixer tap. Tiled splash areas. Vaillant gas fired boiler serving central heating and hot water. (only 2 years old). 4-Ring electric hob with stainless steel extractor over. Coved ceiling with fluorescent strip light. Built-in double ovens. Space for fridge freezer. Pantry housing gas meter. Radiator. Mains wired fire alarm. Window to the side aspect and door to the conservatory.

Conservatory - 3.48m x 2.67m (11'5" x 8'9")

Upvc Construction. Double glazed door to the front and double-glazed patio doors to the rear garden. Two wall light points. Electric heater. Work surface with space and plumbing underneath for an automatic washing machine, tumble dryer and further appliance.

Bedroom 1 - 3.81m x 3.23m (12'6" x 10'7")

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

Bedroom 2 - 3.63m x 2.51m (11'11" x 8'3")

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

Bedroom 3 - 2.51m x 2.31m (8'3" x 7'7")

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

Wet room - 3.25m x 1.73m (10'8" x 5'8")

Fully tiled room with walk-in shower area. Low level WC. Heated towel rails. Wash basin with cupboard under. Double glazed window to the rear aspect. Spotlights to ceiling. Access to loft space Built-in cupboard.

Outside

There is a good-sized front garden which is enclosed and laid mainly to stones, with flower and shrub borders, personal gate and path to entrance door. There is an off-road block paved parking area for circa 2 vehicles and door to the conservatory.

The enclosed landscaped rear garden is larger than average with an area of lawn, large paved area, pond, timber deck, timber garden shed, raised flower and shrub borders.

Property Information.

Council is East Cambridgeshire District Council
Council Tax Band is C

There is no history of flooding.

All main's services are connected.

The seller believes that there are no Restrictive Covenants, Easements, Wayleaves or Rights of way.

Broadband estimates: –

Standard 18 mbps, Superfast 71 mbps,

Ultrafast 1000 mbps.

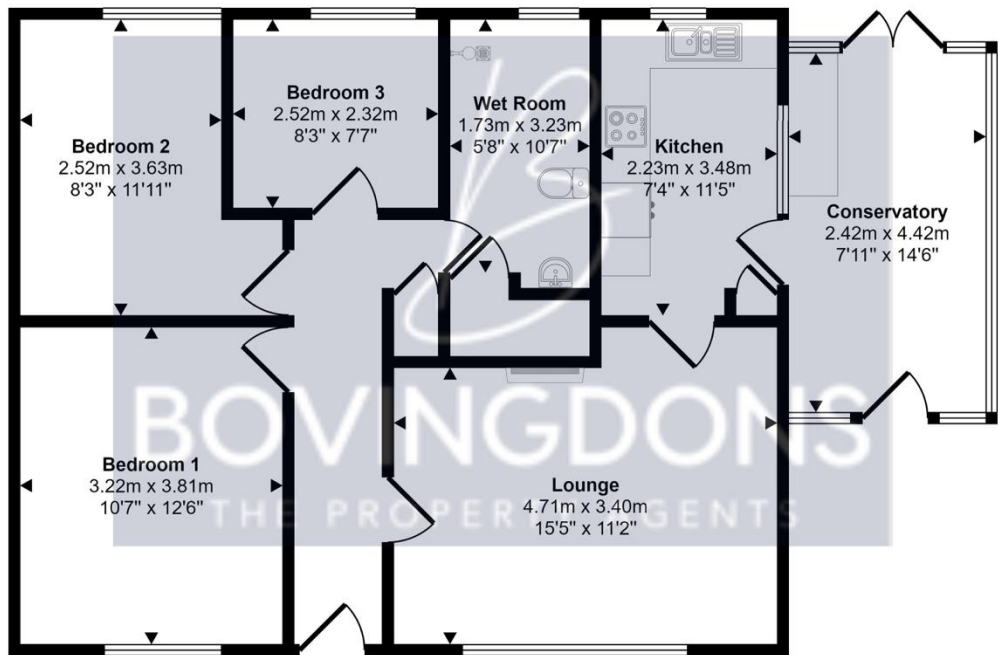
Viewings are strictly by appointment





Floor Plan

Approx Gross Internal Area
83 sq m / 891 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

