



30 The Shade

Soham, Ely, Cambs, Cb7 5DE

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

Non-estate 2 bed semi detached home with parking and a large rear garden. The property also benefits from gas fired central heating and double glazing, cloakroom and utility room. This is a great first-time purchase, located on the northern outskirts of the town.

Entrance - 1.85m x 1.24m (6'1" x 4'1")

Double glazed window to the side aspect. Radiator. Ceiling light point. Door to WC. Opening to the Utility Room.

WC - 1.88m x 0.79m (6'2" x 2'7")

Low level WC. Double glazed window to the side aspect. Ceiling light point.

Utility Room - 3.38m x 2.11m (11'1" x 6'11")

Double glazed window to the side aspect. Spotlights to ceiling. Plumbing for automatic washing machine. Space for tumble dryer. Sliding door to the bathroom. Door to living room.

Bathroom - 2.08m x 1.83m (6'10" x 6'0")

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Double glazed window to the side aspect. Spotlights to ceiling. Worcester Gas Fired boiler serving central heating and hot water.

Living Room - 4.29m x 3.2m (14'1" x 10'6")

Radiator. Two double glazed windows to the rear aspect. Ceiling light point. Brick built, full height open fireplace with a marble hearth. TV point. Built-in shelving to one chimney breast.

Kitchen - 3.71m x 3.38m (12'2" x 11'1")

Range of units at base and wall level with work surfaces over. Stainless steel sink with mixer tap. Double glazed window to the front aspect. Stairs to first floor. Tiled flooring. Space for fridge/freezer. Space and plumbing for automatic dishwasher. Belling Range cooker with 7 gas burners and 4 ovens. Tiled splash areas. Spotlights to ceiling. Understairs storage cupboard.

Landing

Double glazed window to the side aspect.

Bedroom 1 - 3.76m x 3.43m (12'4" x 11'3")

Double glazed window to the front aspect. Ceiling light point. Radiator. Built-in double wardrobe.

Bedroom 2 - 4.72m x 3.18m (15'6" x 10'5")

Two double glazed windows to the rear aspect. Radiator. Access to loft space. Ceiling light point.

Outside

There is a small front garden with area of lawn and parking and a shared driveway to the side.

Large rear garden laid mainly to lawn with timber fencing to the boundaries. Concrete patio area. Timber garden shed. Gate from driveway. Door to entrance hall. Outside tap.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

Energy Performance rating (EPC) is 62 (D).

All main's services are connected.

Shared driveway to the side.

Flood risk is low.

There are no restrictive covenants

The property is Freehold

Title number CB282260

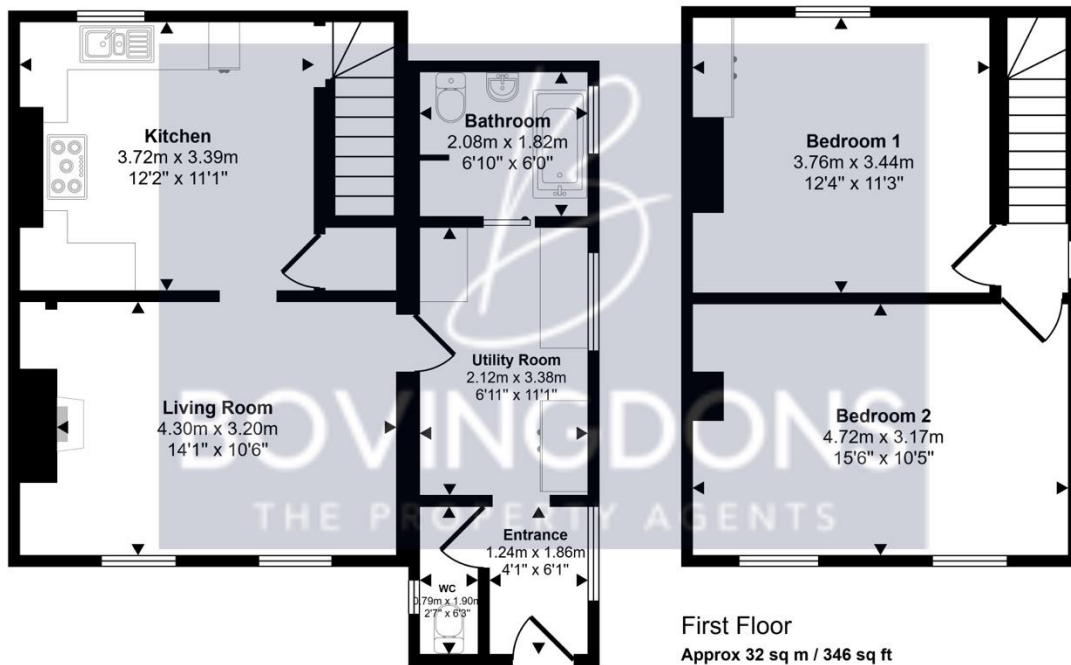
Broadband estimated speeds are Standard 1 mbps, Superfast 80 mbps, Ultrafast 1000 mbps.





Floor Plan

Approx Gross Internal Area
82 sq m / 880 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft

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.

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Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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