



## 7 Nightall Road

Soham, Ely, Cambs, CB7 5FE

**Guide Price £270,000**



This semi detached 2-bedroom bungalow is situated in a popular residential area and offers NO ONWARD CHAIN. The property benefits from gas fired central heating, solar panels, double glazing, conservatory, detached garage and carport with driveway for 2-3 vehicles.



## 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.

### Entrance Hall

Part double glazed entrance door. Radiator. Fuse box. Covered ceiling with ceiling light point. Access to boarded loft space which has a drop-down ladder, gas fired boiler serving heating and hot water and inverter for solar panels. Airing cupboard with hot water tank and shelving.

### Living Room - 4.83m x 3.3m (15'10" x 10'10" max)

Double glazed windows to the front and side aspects. Radiator. TV point. Telephone point. Gas fire as seen. Coved ceiling with light point.

### Kitchen - 3.91m x 2.72m (12'10" x 8'11")

Range of units at base and wall level with work surfaces over and incorporating a single bowl sink with mixer tap. Double glazed window to the rear aspect and part glazed door to the conservatory.

Tiled splash areas. Radiator. Breakfast bar. Neff Double Oven. Integrated freezer. Integrated fridge. Space and plumbing for an automatic washing machine. Hotpoint 4-ring gas hob with extractor over. Coved ceiling with fluorescent strip lighting.

### Bedroom 1 - 3.61m x 3m (11'10" x 9'10" plus wardrobes)

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Range of fitted wardrobes to one wall with sliding doors.

### Bedroom 2 - 2.82m x 2.46m (9'3" x 8'1")

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

### Bathroom - 2.34m x 1.45m (7'8" x 4'9")

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Radiator. Fully tiled walls and floor. Coved ceiling with light point.

### Conservatory - 5.38m x 2.77m (17'8" x 9'1")

Tiled floor. Upvc band brick construction. Radiator. Double-glazed door to the side and double-glazed patio doors to the rear garden.

### Outside

The frontage is laid mainly to stone chippings and has a driveway to the side with a carport leading to the single garage with electric door. There is a gate to the rear garden. A path leads to the entrance door with gas and electric meter cupboards. The rear garden is fully paved and has a garden shed, pergola and outside lighting. There is a door into the garage.

### Property Information

Local Council is East Cambridgeshire District Council.

Council Tax Band is B

The property is Freehold.

Flood risk is low.

All main services are connected.

We are not aware of any Restrictive Covenants, Easements, Wayleaves or Rights of Way

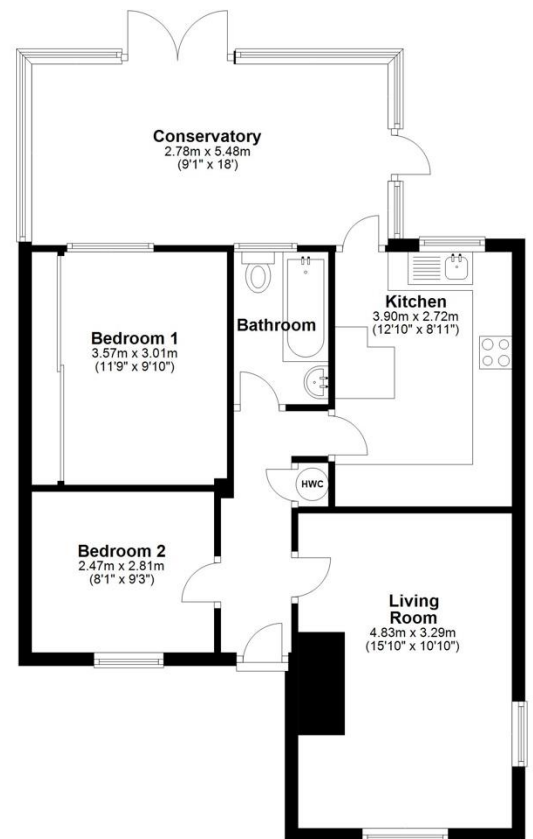
Estimated Broadband Speeds are: Standard 16 mbps, Superfast 80 mbps & Ultrafast 1000 mbps.



## Floor Plans

### Ground Floor

Approx. 70.0 sq. metres (753.2 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 sq. feet)



## Energy Efficiency Graph



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.