



135a The Butts

Soham, Ely, Cambs, CB7 5AW

Guide Price £325,000



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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

Well presented, non-estate detached bungalow, backing onto countryside. The property is offered with LPG heating, double glazing, gated off road parking, large rear garden with raised timber deck, kitchen/diner with a range of fitted appliances and an island, 2 bedrooms, shower room and living room.

Entrance Porch - 1.57m x 1.42m (5'2" x 4'8")
Upvc double glazed entrance door. Spotlight.
Door to:

Entrance Hall

Radiator. Access to loft space. Spotlights.
Double glazed window to the rear aspect.

Living Room

4.42m x 4.04m (14'6" x 13'3")
Double glazed windows to the front and rear aspects. Radiator. Ceiling light point.

Kitchen/Diner

4.85m x 4.65m (15'11" x 15'3")
Double glazed bifold doors to the rear garden. Double glazed windows to the side aspect. Door to other side access. Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Space for American style fridge/freezer. Integrated dishwasher. Integrated washing machine. Integrated Double Oven. Spotlights. Ceiling light point. Extractor. Fire alarm. Vertical radiator. Large Island unit with 4-ring induction hob and pop-up extractor, cupboards and drawers under.

Bedroom 1

4.42m x 3.45m (14'6" x 11'4")
Double glazed windows to the front and rear aspects. Radiator. Ceiling light point.

Bedroom 2

3.2m x 2.24m (10'6" x 7'4")
Double glazed window to the front aspect. Radiator. Ceiling light point.

Shower Room - 3.2m x 1.96m (10'6" x 6'5")

Shower cubicle to one corner with sliding door. Low level WC. Wash basin in vanity unit. Double glazed window to the front aspect. Shaver socket. heated towel rail. Spotlights and extractor fan.

Outside

The front of the bungalow is mainly stone shingle providing off road parking for several vehicles and is enclosed with a low wall and entrance gate. Electric meter cupboard. Gate to rear. Small area of grass. Pump control point.

The rear garden is large and laid mainly to lawn with timber fencing to boundaries. There is a large raised timber deck, garden shed, vegetable bedding and an outside water tap .

Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is D

Property is Freehold

Heating is via LPG, Sewerage is to Septic Tank.

Electric and water are mains supply.

Flood risk is low.

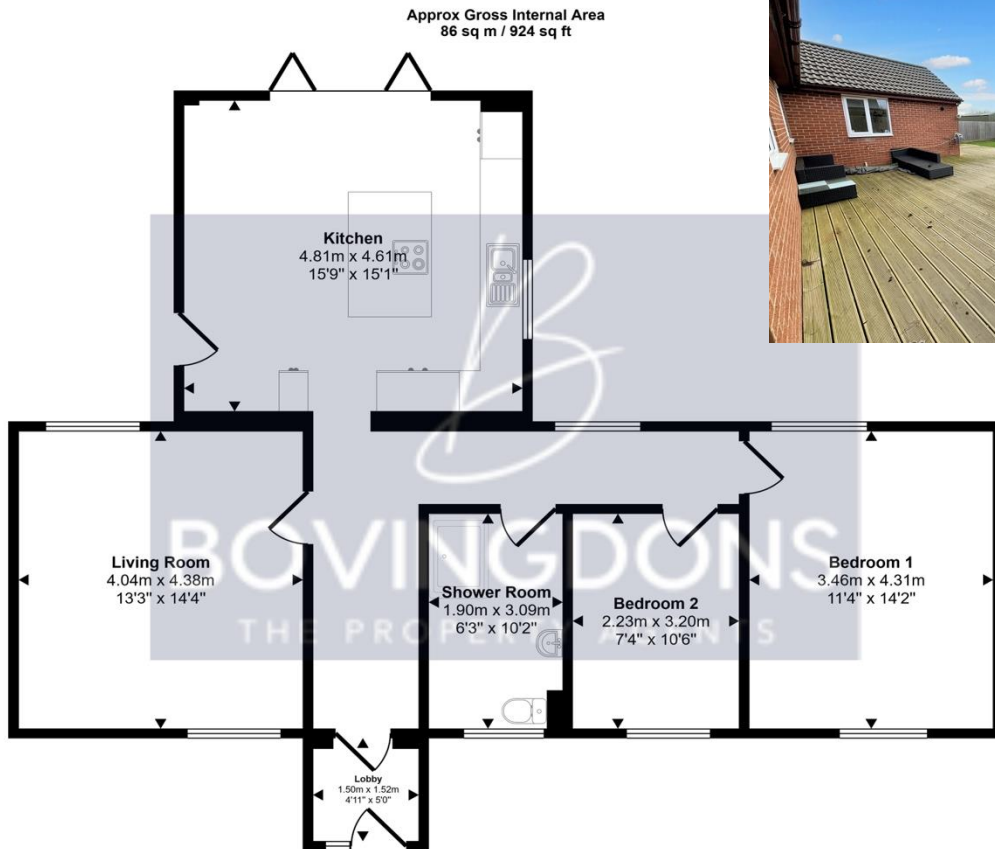
We are not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated Broadband speeds are Standard 18 mbps, Superfast 80 mbps, Ultrafast 1000 mbps.





Floor Plan



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		