



2 Bushell Lane Park

Bushel Lane, Soham, Ely, Cambs, CB7 5BZ



Guide Price £139,500

Brand New 2 bedroom detached park home on this popular small site on the eastern outskirts of the town. The property has allocated parking, a small area of garden, double glazing and LPG heating. The kitchen has a range of integrated appliances and the living room, dining room, dressing room and bedroom furniture are all included. Available for immediate occupation with no onward chain.



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 double-glazed 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

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Entrance Lobby

Upvc double glazed entrance door. Covered ceiling with spotlight.

Lounge Diner - 5.33m x 4.57m (17'6" x 15'0" max)

L Shaped room. Vaulted ceiling. Central thermostat. Two radiators. Double window to the side aspect. Two double glazed windows to the front aspect. Two TV points. Three ceiling light points.

Kitchen Area

Range of units at base and wall level with work surfaces over. Single bowl stainless-steel sink with mixer tap. Double glazed window and brick-built door to the side aspect. Electric oven with Bosch 4-ring gas hob and extractor over. Integrated 50/50 fridge/freezer. Radiator. Integrated dishwasher and integrated washing machine. Cupboard housing Vaillant gas fired boiler serving central heating and hot water. Vaulted ceiling with light point and fire alarm.

Inner Hall

Coved ceiling with light point. Fire alarm.

Bedroom 1 - 2.46m x 2.21m (8'1" x 7'3")

Double glazed window to the side aspect. Radiator. Coved ceiling with light point. Opening to dressing area. Plugs with USB sockets.

Dressing Room - 2.21m x 1.3m (7'3" x 4'3")

Radiator. Coved ceiling with 2 spotlights. Drawer unit. Built-in triple wardrobes.

Bedroom 2 - 2.82m x 2.16m (9'3" x 7'1")

Double glazed window to the side aspect. Coved ceiling with light point. Built-in double wardrobe. Radiator. USB plug socket.

Shower Room - 1.93m x 1.27m (6'4" x 4'2")

Low level WC. Pedestal wash basin. Heated towel rail. Double glazed window to the side aspect. Coved ceiling with light point. Extractor. Shower cubicle with spotlight

Outside

The outside of the property is mainly stone chippings providing garden to the side and rear and parking to one side. There is a brick-built garden storage shed and area for the LPG tanks.

Property Information.

Cash purchasers only (Park Homes are not eligible for mortgages.)

Council is East Cambridgeshire District Council

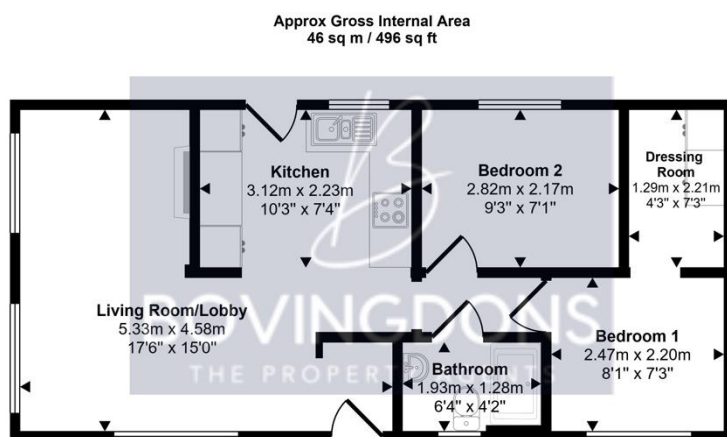
Council Tax Band is A

Built by Omar Homes

Rent payable for pitch site is circa £202/month

Heating and hot water is via LPG. Water, electric and sewerage are mains connected.

Estimated broadband speeds are Standard 14 mbps, Superfast 80 mbps, Ultrafast 1800 mbps.



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.



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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