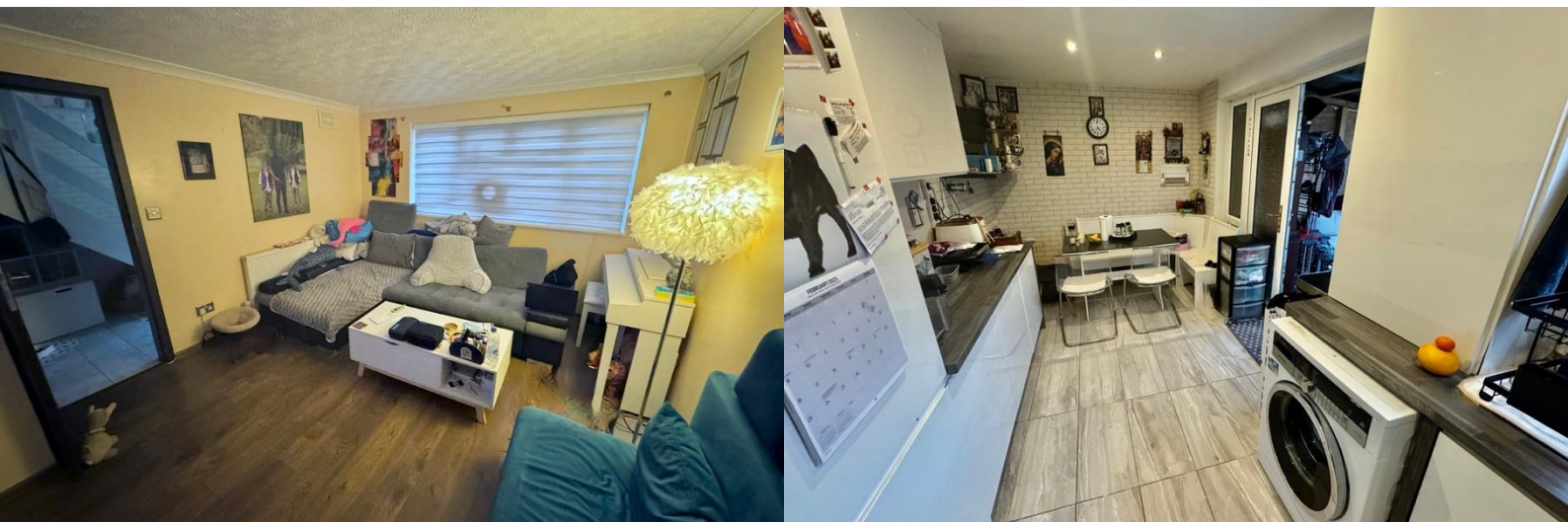




28 West Drive Gardens

Soham, Ely, Cambs, CB7 5EF

Guide Price £229,995



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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

Three-bedroom end of terrace house in a cul-de-sac location with gas central heating and double glazing. The accommodation comprises Hall, Living room, Kitchen/diner, 3 bedrooms and bathroom and has a paved rear garden with shed and pergola.

Hallway

Part double glazed entrance door. Tiled flooring. Radiator. Ceiling light point. Stairs to first floor with understairs storage space. Built-in cupboard with hanging rail. Door to Living Room. Cupboard with fuse box and gas meter.

Living Room - 4.44m x 3.45m (14'7" x 11'4")

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

Kitchen/Diner - 5.36m x 2.57m (17'7" x 8'5")

Range of units at base and wall level with work surfaces over. and incorporating a sink with mixer tap. Single electric oven. Space housing microwave oven. 4- ring electric hob. Extractor hood over. Space and plumbing for automatic washing machine. Integrated dishwasher. Integrated fridge/freezer. Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Spotlights.

Landing

Storage cupboard with sliding mirror doors. Coved ceiling with light point. Access to loft space housing newly installed gas fired boiler serving central heating and hot water.

Bedroom 1 - 4.09m x 2.57m (13'5" x 8'5")

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

Bedroom 2 - 2.92m x 2.67m (9'7" x 8'9")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bedroom 3 - 2.62m x 2.06m (8'7" x 6'9"Max)

Double glazed window to the front aspect. Radiator. Ceiling light point. Over stairs storage cupboard. Dimmer switch.

Bathroom - 2.64m x 1.65m (8'8" x 5'5")

Fully tiled. 'P' shaped panelled bath with mixer tap and shower attachment and screen over. Pedestal wash basin. Low level WC. Radiator. Tiled floor. Double glazed window to the rear aspect.

Outside

There is a small enclosed front garden with gate to a covered entrance porch.

The rear garden is enclosed and fully paved and has a timber garden shed a covered store, outside tap and power point. There is a wooden pergola with covered roof, lighting and power measuring approximately 11'3" x 11'6". personal gate to the side.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

Property is Freehold with Title number CB48099.

Flood risk is low.

Restrictions apply but we are not aware of Easements, Wayleaves or Rights of Way.

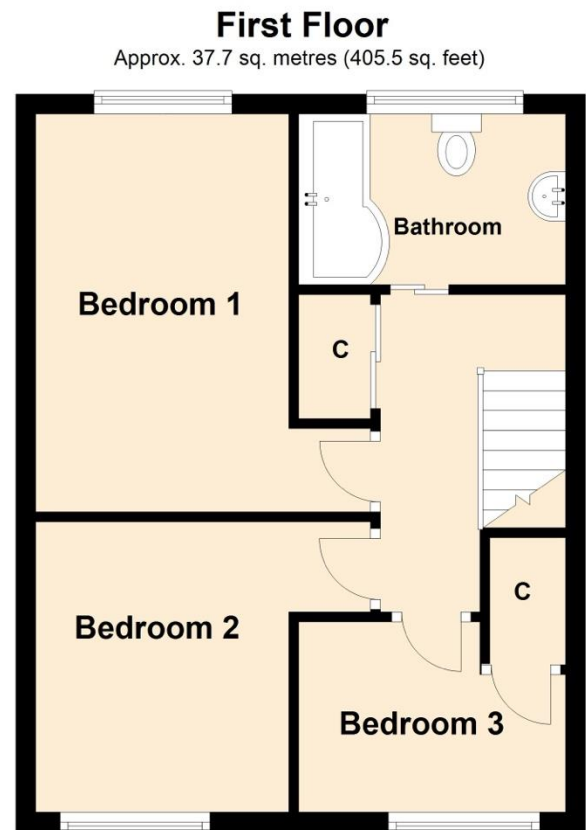
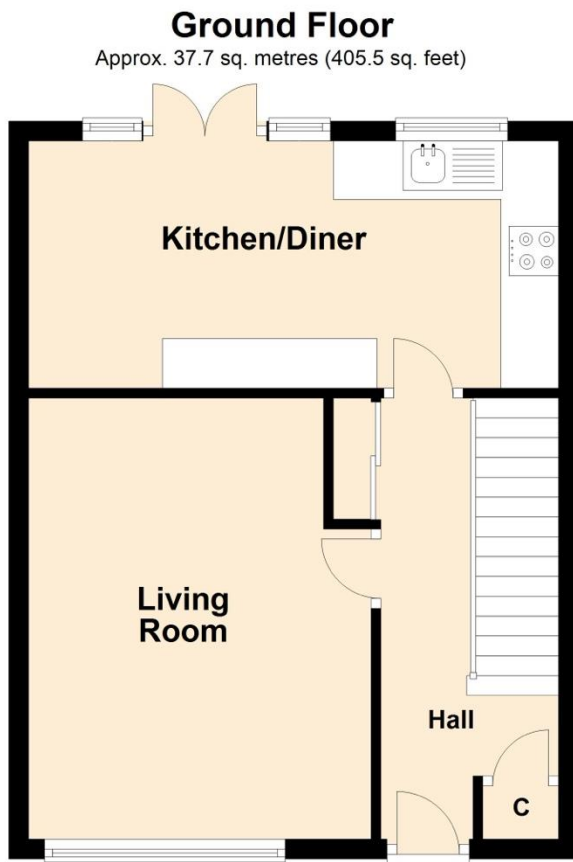
Estimated Broadband Speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 100mbps.

Newly fitted boiler.





Floor Plan



Total area: approx. 75.3 sq. metres (810.9 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.