



26 Teal Avenue

Soham, Ely, Cambs, CB7 5UX

Guide Price £335,000



26 Teal Avenue

Soham, Ely, Cambs, CB7 5UX

Guide price £335,000



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

An extended 4-bed end of terraced modern house, benefitting from gas central heating, double glazing, refitted kitchen, family room, living room, WC, ensuite and allocated parking. Situated on this popular residential development and presented in good decorative order.

Hallway

Stairs to first floor with understairs storage space. Fusebox. Radiator. Part double glazed entrance door. Central heating thermostat. Ceiling light point.

WC - 1.47m x 1.24m (4'10" x 4'1")

Low level WC. Wash basin in vanity unit with mixer tap. Radiator. Double glazed window to the front aspect. Tiled splash area and ceiling light point.

Living Room - 4.75m x 3.05m (15'7" x 10'0")

Double glazed window to the front aspect. Two radiators. Ceiling light point. telephone point. Opening to:

Family Room - 3.94m x 2.46m (12'11" x 8'1")

Double glazed bi-fold doors to the rear garden. Double glazed window to the rear aspect. Spotlights. Radiator.

Kitchen/Diner - 4.78m x 3.1m (15'8" x 10'2" Max)

Double glazed windows to the front and back elevations. Double glazed door to the rear garden. Range of units at base and wall level with work surfaces incorporating a one and a half bowl sink with mixer tap. Tiled splash areas. 4-Ring electric hob with extractor over. Zanussi eye level double ovens. Integrated dishwasher. Spaces for stacked washing machine and tumble dryer. Space for upright fridge/freezer. Two radiators. Tiled floor. Spotlights to ceiling. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Boiler control panel.

Landing

Double glazed window to the rear aspect.
Ceiling light point.

Bedroom 1 - 4.72m x 2.62m (15'6" x 8'7")

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

Ensuite - 2.11m x 2.06m (6'11" x 6'9")

Corner shower cubicle. Low level WC. Double glazed window to the rear aspect. Heated towel rail. Wash basin in vanity unit with mixer tap.. Shaver socket. Extractor fan. Ceiling light point.

Bedroom 2 - 3m x 2.72m (9'10" x 8'11")

Double glazed window to the front aspect.
Radiator. Ceiling light point. Over-stairs airing cupboard with hot water tank and shelving.
Built-in single wardrobe. Access to loft space.
ceiling light point.

Bedroom 3 - 2.51m x 2.44m (8'3" x 8'0")

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

Bedroom 4 - 2.13m x 1.93m (7'0" x 6'4")

Double glazed window to the side aspect.
Ceiling light point. Radiator. Built-in wardrobe with sliding doors.

Bathroom - 2.06m x 1.68m (6'9" x 5'6")

Panelled bath with mixer tap, shower attachment and screen. Tiled splash areas. Low level WC. Wash basin in vanity unit. Shaver socket. Double glazed window to the rear aspect. Extractor fan. Ceiling light point.

Outside

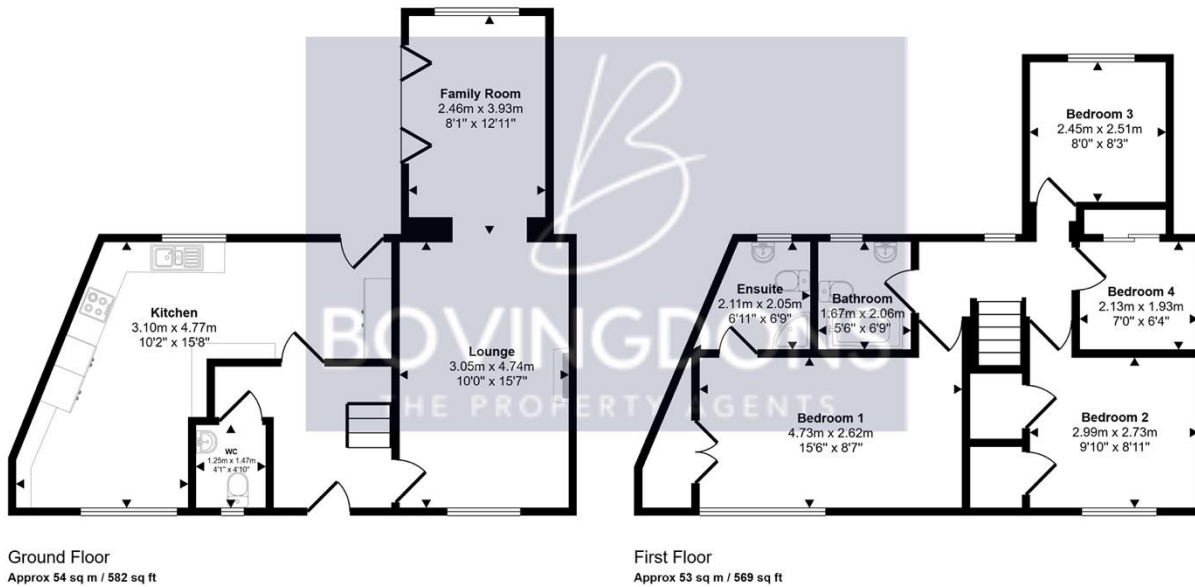
The frontage has a small area of lawn and slate chippings, gas and electric meter cupboards and a canopy over the entrance door.
The rear garden is enclosed and is laid mainly to lawn with a patio, garden shed, outside power point, gate to the side leading to the allocated parking area.





Floor Plan

Approx Gross Internal Area
107 sq m / 1150 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.



Property Information.

Local Council is East Cambridgeshire District Council
 Council Tax Band is B
 The property is Freehold with title number CCB323361
 All main services are connected.
 There are Restrictive Covenants but no Easements, Wayleaves, or Rights of Way
 There are no Estate Service Charges
 Estimated Broadband Speeds are: Standard 7mbps, Superfast 77 mbps & Ultrafast 1800mbps

Energy Efficiency Graph

AWAITING
EPC

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.