



41 East Fen Common

Soham, Ely, Cambs, Cb7 5JJ

Starting Bid Price - £420,000



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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 3 primary schools feeding into the highly-rated 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

Located on the popular East Fen Common, this spacious detached bungalow offers 4 double bedrooms, gas central heating, double glazing, utility, wet room, and a stable and store leading directly onto the Common.

Hallway

Upvc part double glazed entrance door and side panels. Dado Rail. Radiator. Coved ceiling with two light points. Airing cupboard with shelving and pre-lagged hot water tank. Arched opening to further inner hallway approximately 16'0" x 3'10" with access to all bedrooms. Central heating thermostat. Access to loft space.

Living Room - 6.07m x 4.24m (19'11" x 13'11")

Double glazed window to the front aspect Coved ceiling with ceiling light point. Two wall light points. Radiator. Fireplace with wood/solid fuel burner on hearth. Tv point.

Kitchen/Diner - 6.07m x 3.58m (19'11" x 11'9")

Double glazed window and double-glazed sliding patio doors to the rear garden. Range of fitted units at base and wall level with work surfaces and splash backs over and breakfast bar. One and a half bowl sink with mixer tap. Siemens double oven. Space for upright fridge/freezer. Siemens 4 ring electric hob with extractor over. Integrated Panasonic Microwave. Radiator. Dado rail. Coved ceiling with light point. Tiled floor. Door to Utility.

Utility Room - 3.05m x 2.84m (10'0" x 9'4" max)

Double glazed window and door to the rear aspect. Radiator. Fusebox. Space and plumbing for automatic washing machine and tumble dryer with work surface over. Tall standing cupboard. Tiled splash areas. Door to garage. Door to wet Room.

Wet Room - 2.84m x 1.45m (9'4" x 4'9")

Fully tiled walls. Double glazed window to the rear aspect. Low level WC. Wall hung wash basin. Mira electric shower. Extractor fan. Heated towel rail.

Bedroom 1 - 3.84m x 3.12m (12'7" x 10'3" plus wardrobes.)

Double glazed window to the front aspect. Built-in wardrobes with mirror fronted sliding doors to one wall. Radiator. Coved ceiling with light point.

Bedroom 2 - 3.61m x 3m (11'10" x 9'10")

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

Bedroom 3 - 3.61m x 3m (11'10" plus wardrobe x 9'10")

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

Bedroom 4 - 3m x 2.92m (9'10" x 9'7" plus wardrobe.)

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

Bathroom - 2.67m x 2.64m (8'9" x 8'8")

Double glazed window to the rear aspect. Panelled bath with mixer tap. Separate shower cubicle to corner. Low level WC. Corner wash basin with range of cupboards to one wall. Tiled floor and fully tiled walls. Spotlights. Extractor fan.

Outside

The front garden has double timber gates leading to the block paved driveway and turning area and a double garage measuring approximately 19'8" x 15'5" with roller door, water tap, power points, Fluorescent strip light and door to Utility Room. There are an array of mature trees and shrubs and shingled area. Access to side leads to the rear garden, which is enclosed and laid to lawn with patio, mature shrubs. Water butt. Electric meter cupboard. Personal gate to the rear Common Land. There is also a timber store/tack room and stabling with power and Fusebox and with access to the Common. Outside power point to rear of garage.

PROPERTY INFORMATION.

NO ONWARD CHAIN

Local Council is East Cambridgeshire District Council

Council Tax Band is E

Stable and Tack Room to rear garden.

The property is freehold with title number CB276127.

Flood risk is Low

We are unaware of any Restrictive Covenants, Easements, Wayleaves or Rights of Way

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. - In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is **in addition** to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Floor Plan

Ground Floor

Approx. 134.8 sq. metres (1451.0 sq. feet)



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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

Energy efficiency chart