



## 28 Avocet Grove

Soham, Ely, Cambs, CB7 5GN

**Guide Price £375,000**





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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 5 bed semi detached house in a cul-de-sac location on this popular development. The property benefits from gas fired central heating, double glazing, carport and single garage, utility room, WC and an ensuite and dressing room to bedroom 1. Viewing recommended

## Hallway

Part glazed entrance door. Stairs to the first floor. Radiator. Tiled flooring. Coved ceiling with light point.

## WC

Double glazed window to the side aspect. Radiator. Low level WC. Corner wash basin. Tiled floor. Fuse box. Ceiling light point.

## Bedroom 4 - 3.1m x 2.92m (10'2" x 9'7")

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

## Bedroom 5 - 3.1m x 2.82m (10'2" x 9'3")

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

## Utility Room - 1.8m x 1.75m (5'11" x 5'9")

Double glazed window and door to the rear garden. Radiator. Tiled floor. Work surface with stainless-steel sink. Space and plumbing for automatic washing machine and dryer or freezer. Cupboard housing 'Potterton' Gas fired boiler serving central heating and hot water. Extractor fan. Boiler programmer. Ceiling light point.

## Landing

Stairs to second floor. Double glazed window to the rear aspect. Radiator. Mains wired fire alarm. Ceiling light point.

## Living Room - 5.79m x 3.23m (19'0" x 10'7")

Dual aspect with double glazed windows to front and rear aspects. Two radiators. Electric coal effect fire and fire surround. Coved ceiling with two ceiling light points. Arch to inner lobby.

## Lobby

Telephone point. Double glazed window to the front aspect. Ceiling light point. Understairs storage cupboard. Door to Dining Room.

## Kitchen - 3.15m x 2.9m (10'4" x 9'6")

Range of units at base and wall level. Roll-top work surfaces incorporating a one and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Tiled floor & tiled splash areas. Integrated fridge/freezer Indesit integrated oven and grill. 5-Ring gas hob with extractor over. Integrated dishwasher. Radiator. Ceiling light point. Door from landing.

## Dining Room - 3.15m x 2.9m (10'4" x 9'6")

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

## Landing 2

Double glazed window to the front aspect. Ceiling light point. Mains wired fire alarm. Airing cupboard over stairs with hot water tank and shelving.

## Bedroom 1 - 3.99m x 3.2m (13'1" x 10'6")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in wardrobe to corner. TV point. Door to:

## Ensuite - 1.73m x 1.63m (5'8" x 5'4")

Corner curved shower cubicle. Low level WC. Wash basin in vanity unit with cupboards under. Tiled splash areas. Double glazed window to the rear aspect. Radiator. Shaver socket. Ceiling light point.

## Dressing Room - 1.73m x 1.37m (5'8" x 4'6")

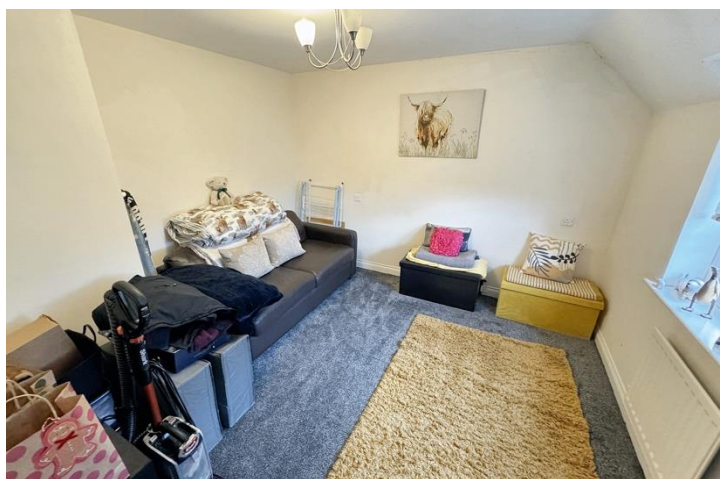
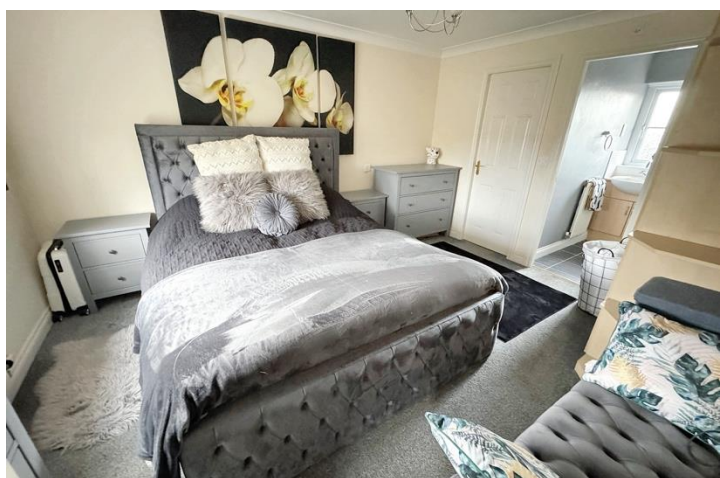
Double glazed window to the rear aspect. Shelving and hanging rail. Radiator. Ceiling light point.

## Bedroom 2 - 3.38m x 3.28m (11'1" x 10'9")

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

## Bedroom 3 - 3.02m x 2.41m (9'11" x 7'11")

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





**Bathroom - 2.11m x 1.91m (6'11" x 6'3")**

Double glazed window to the rear aspect. Low level WC. Wash basin in vanity unit with cupboard under. Panelled bath with mixer tap and shower attachment. Shaver socket. Radiator. Tiled floor. Tiled splash areas.

**Outside**

Small front garden with area of lawn and mature hedging. Path to entrance door. Driveway through iron gates to carport with gas and electric meter cupboards and leading to a single garage with up and over door, power and light and door into rear garden.

The rear garden is fully enclosed and laid to lawn and has an outside light.

**Property Information.**

Local Council is East Cambridgeshire District Council

Council Tax Band is D

The property is Freehold with title number CB310774

There are restrictions but the seller is not aware of any Easements, Wayleaves or Rights of Way

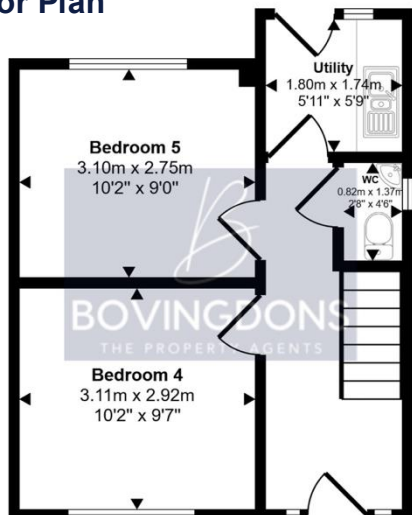
Flood Risk is low.

Estimated Broadband speeds are Standard 10 mbps, Superfast 80 mbps & Ultrafast 1000 mbps

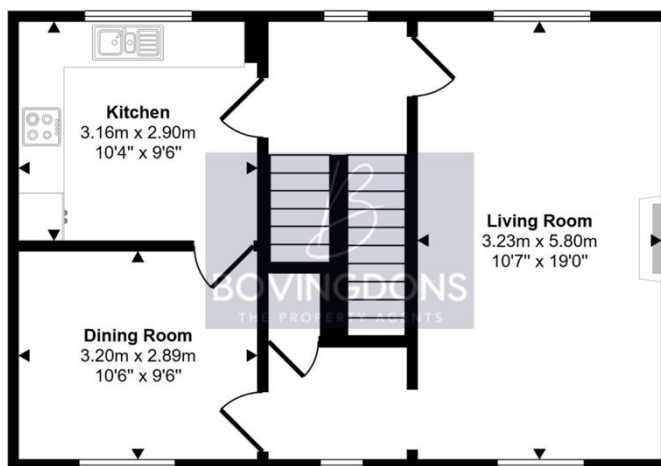




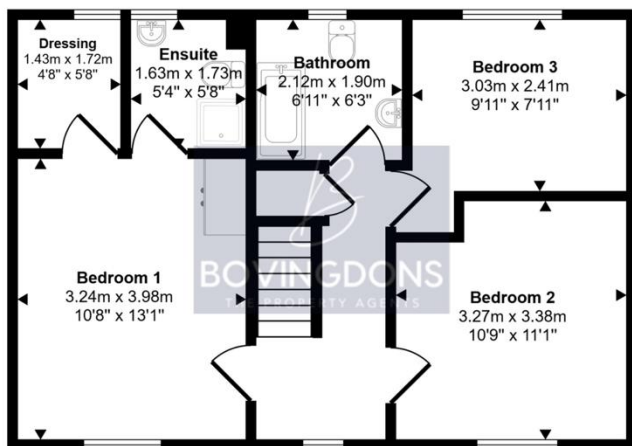
## Floor Plan



Ground Floor  
Approx 31 sq m / 331 sq ft



First Floor  
Approx 50 sq m / 540 sq ft



Second Floor  
Approx 51 sq m / 549 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.

## 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.

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## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		