



65 Chestnut Drive

Soham, Ely, Cambs, CB7 5FW

Guide Price £229,995



Nicely presented 2 bed terraced home offering a great first-time purchase and situated at the end of a cul-de-sac on this popular residential area. The property benefits from gas fired central heating, double glazing, good-sized garden and a single garage and parking space.



Soham

Soham is the 2nd 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 to Cambridge via the A14. Sohams 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 Sohams Village College. Sohams train station links to Ely & the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Nicely presented 2 bed terraced home offering a great first-time purchase and situated at the end of a cul-de-sac on this popular residential area. The property benefits from gas fired central heating, double glazing, good-sized garden and a single garage and parking space.

Hall - 2.01m x 1.12m (6'7" x 3'8")

Part double glazed entrance door. Radiator. Coved ceiling with light point.

Living Room - 4.67m x 3.61m (15'4" x 11'10")

Double glazed patio doors to the rear garden. Vertical radiator. Stairs to the first floor with under stairs storage space. Coved ceiling with light point. Central heating thermostat.

Kitchen - 2.59m x 2.36m (8'5" x 7'9")

Range of units at base and wall level with work surfaces over. Stainless steel sink with mixer tap. Double glazed window to the front aspect. Space and plumbing for automatic washing machine. Cupboard housing Ideal Classic gas fired boiler serving central heating and hot water. Space for upright fridge/freezer. Tiled splash areas and tiled floor. Single electric oven with 4-ring gas hob over and extractor above. Coved ceiling with light point. Fusebox.

Landing

Coved ceiling with light point.

Bedroom 1 - 3.66m x 2.51m (12'0" x 8'3")

Double glazed window to the rear aspect. Coved ceiling with light point. Radiator. Built in triple wardrobes to one wall with sliding doors and mirror.

Bedroom 2 - 3.61m x 1.78m (11'10" x 5'10")

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

Bathroom - 2.59m x 2.41m (8'6" x 7'11" max)

Panelled bath with mixer tap and shower attachment. Bristan Electric shower. Tiled splash areas. Low level WC. Wash basin in vanity unit with cupboards under. Extractor fan. Coved ceiling with light point. Double glazed window to the front aspect. Shaver socket. Airing cupboard with hot water tank.

Outside

The front garden is enclosed with a low picket fence and has gas and electric meters, water tap and a canopy over the entrance porch. There is a single garage in block with a parking space in front.

The rear garden is enclosed by timber fencing and has an area of lawn and timber decking and access to the rear.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax band is B

The property is Freehold with Title number CB195772

Flood risk is low. Built approximately 1996.

The seller is unaware of any Restrictive Covenants, Easements, Wayleaves or Rights of Way.

Estimated Broadband Speeds are: Standard 16 mbps, Superfast 80 mbps &

Ultrafast 1800 mbps

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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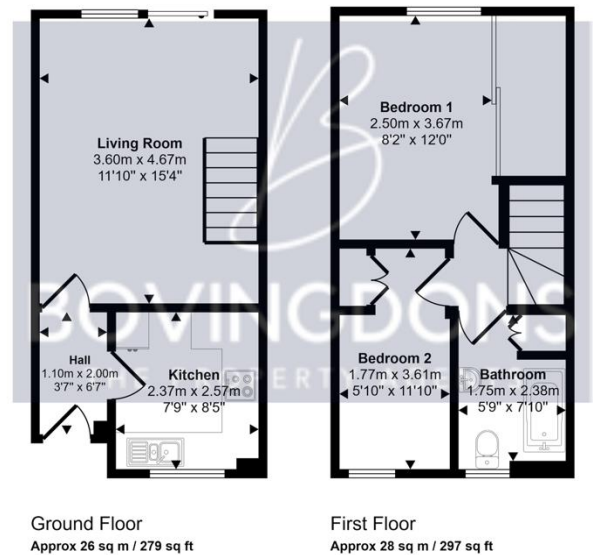
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Floor Plans

Approx Gross Internal Area
54 sq m / 577 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.



Energy Efficiency Graph

