



51 Bushel Lane

Soham, Ely, Cambs, CB7 5BY

Guide Price £275,000



51 Bushel Lane

Soham, Ely, Cambs, CB7 5BY

Guide price £275,000



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 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

Well-presented 3 bed semi-detached house in a non estate location on the north-west outskirts of the town. The property benefits from gas fired central heating, double-glazing, off road parking for 3 vehicles and a large rear garden. Viewing recommended

Lobby

Part double glazed entrance door. Ceiling light point. Radiator. Stairs to first floor. Door to:

Living Room - 4.27m x 3.33m (13'10" x 10'11")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. TV Point. Door to:

Dining Room - 4.27m x 3.43m (14'0" x 10'10")

Double glazed window to the rear aspect. Wooden flooring. Central heating thermostat. Coved ceiling with light point. Fireplace with tiled surround and hearth (not currently in use.) Understairs storage cupboard with radiator and light. Further walk-in shelved storage cupboard with double glazed window to the side aspect, fuse box, electric meter and gas meter.

Kitchen - 3.05m x 2.03m (10'1" x 6'7")

Range of units at base and wall level with roll-top work surfaces over. Stainless steel sink with mixer tap. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Space for cooker. Double glazed window to the side aspect. Tiled splash areas. Space and plumbing for automatic washing machine. Access to loft space. Double glazed door to Rear garden. Door to:

Bathroom - 2.29m x 2.01m (7'7" x 6'7")

Panelled bath with mixer tap and shower screen with electric shower over. Low level WC. Pedestal wash basin. Fully tiled walls. Radiator. Double glazed window and single glazed window to the side aspect.

=

Landing

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

Bedroom 1 - 4.27m x 3.3m (14'1" x 10'10")

Double glazed window to the front aspect. Radiator. Coved ceiling and ceiling light point. Double doors to ensuite area with low level WC, wash basin, radiator and light point.

Bedroom 2 - 3.45m x 3.05m (11'1" x 10'2")

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

Bedroom 3 - 2.54m x 2.03m (8'3" x 6'8")

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

Outside

The front garden is laid to lawn with concrete driveway to the side providing off road parking for 2/3 vehicles. Personal gate to the rear garden.

The large rear garden is laid mainly to lawn with block walling to one boundary and hedging to the other. There is an area of aggregate providing a secluded seating area. Large garden shed and smaller timber shed. Concrete patio area.

Property Information

Local Council is East Cambridgeshire District Council.

Council Tax Band is B

The property is Freehold With title number CB63387.

Flood Risk is low.

All main's services are connected.

The vendor is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

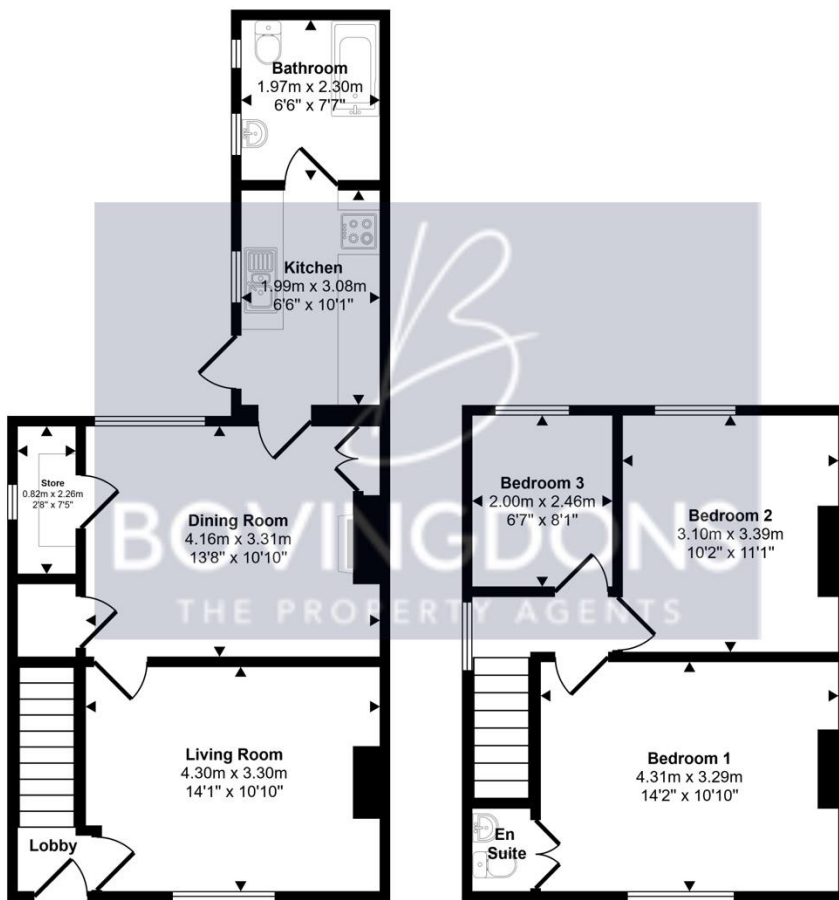
Estimated broadband speeds are Standard 15 mbps, Superfast 80 mbps & Ultrafast 1800 mbps.





Floor Plan

Approx Gross Internal Area
82 sq m / 887 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 36 sq m / 383 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723.

Email: info@thebovingdons.co.uk.

<https://www.thebovingdons.co.uk>