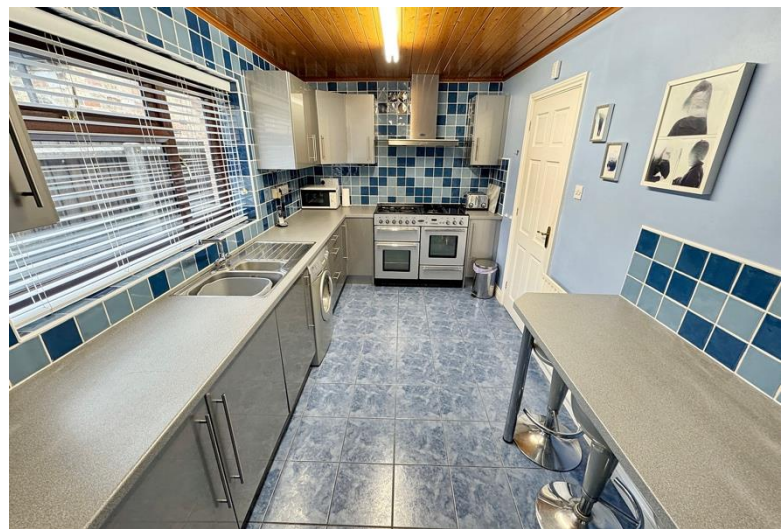




23a The Causeway

Soham, Ely, Cambs, CB7 5BB

Guide Price £245,000



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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

A nicely presented detached bungalow situated in a quiet cul-de-sac location, benefitting from a large rear garden, parking for 4 vehicles, 2 double bedrooms, kitchen breakfast room with appliances, bathroom and large lounge /dining room. The property offers NO ONWARD CHAIN.

Hall

Storage cupboard with fuse box. Radiator. Coved ceiling with ceiling light point. Access to loft space. Airing cupboard with hot water tank and shelving. Central heating thermostat. Two wall light points.

Lounge/Diner - 5.99m x 4.83m (19'8" x 15'10")

Double glazed patio doors and double-glazed window to the rear aspect. Two radiators. Four wall light points. Coved ceiling with two ceiling light points. Electric coal effect fire and fire surround. Brick display plinths with wooden tops.

Kitchen/Breakfast Room - 4.42m x 2.41m (14'6" x 7'11")

Double glazed window to the side aspect. Range of units at base and wall level with roll-top work surfaces over. One and a half bowl stainless steel sink with mixer tap. Extensive tiling to walls and a tiled floor. Space and plumbing for automatic washing machine. Wall light point. Fluorescent strip light. Radiator. Integrated fridge. Integrated freezer. Rangemaster 4-oven with gas hob over and Rangemaster stainless steel extractor canopy over.

Bedroom 1 - 5.79m x 2.69m (19'0" x 8'10")

Double glazed window to the front aspect. Radiator. Range of built-in wardrobes, over-bed cupboards and bedside cabinets as fitted. Coved ceiling with ceiling light point.

Bedroom 2 - 4.32m x 2.39m (14'2" x 7'10")
Double glazed window to the front aspect.
Radiator. Range of built-in wardrobes, over-bed cupboards and bedside cabinets as fitted.
Coved ceiling with ceiling light point.

Bathroom - 3.84m x 1.75m (12'7" x 5'9")
Fully tiled walls. Double glazed window to the side aspect. Low level WC. Pedestal wash basin. Panelled bath. Radiator. Shower cubicle. Coved ceiling with light point.

Outside

The frontage is laid to tarmac providing off road parking for four vehicles. a gate leads to the side to the rear garden To the other side is a passage leading to the entrance door with space for waste bins and the gas and electric meter cupboards.

The good-sized rear garden has a large patio and a raised area of lawn and is fully enclosed

with timber fencing. There is a timber garden shed and a brick-built store measuring approximately 11'0"x 6'10" with double glazed windows to the front and side aspects. There is outside power and lighting by the patio.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is C.

The Property is Freehold.

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

Flood Risk is Low

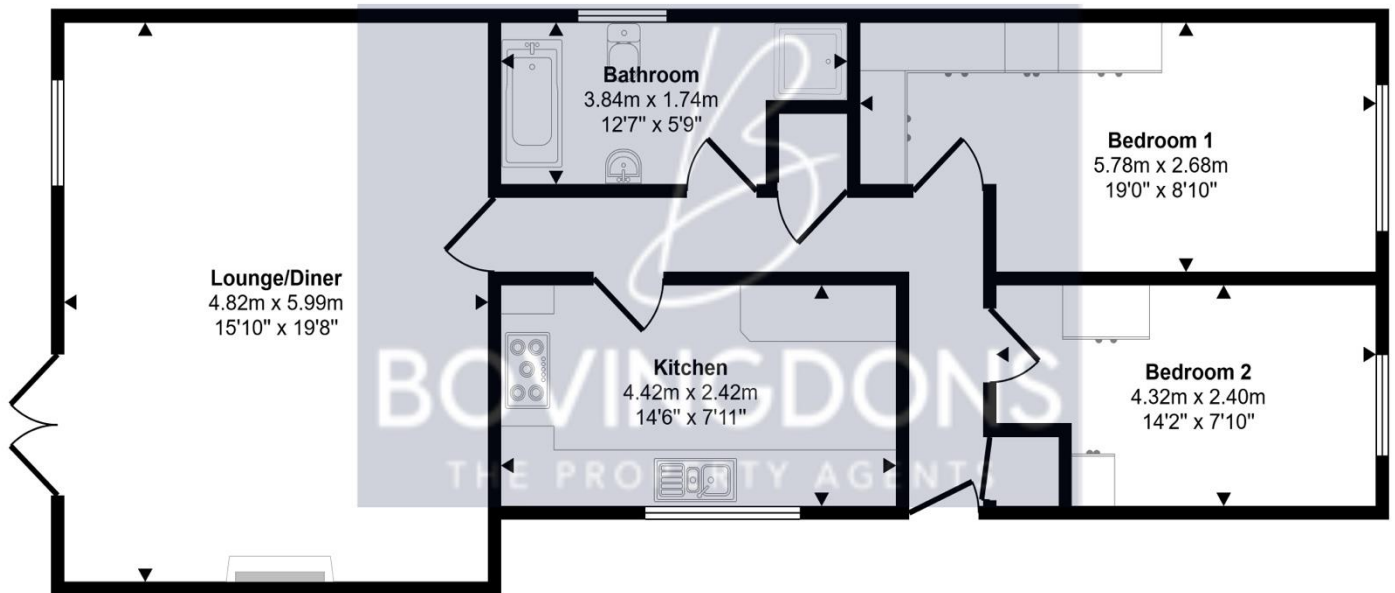
Estimated Broadband Speeds are: Standard 16mbps, Superfast 44mbps, Ultrafast 1000mbps.





Floor Plan

Approx Gross Internal Area
81 sq m / 871 sq ft



Floorplan

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



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.