



10 Covell Corner

Soham, Ely, Cambs CB7 5DE

Guide Price £275,000



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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, M&S Local 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

Modern, contemporary style semi detached house on the northern fringe of this popular town, which benefits from gas central heating (part underfloor), double glazing, WC, Ensuite, 3 bedrooms, open plan living/kitchen areas and secure allocated parking to the rear.

Hallway

Stairs to first floor. Fusebox. Part double glazed entrance door. Ceiling light point. Underfloor heating control. Door to:

Living Area - 4.37m x 2.84m (14'4" x 9'4")

Large double-glazed window to the front aspect. TV and Telephone points. Two ceiling light points. Underfloor heating controller. Understairs storage cupboard. Double glazed window to the side aspect. Open to Dining area. Sliding door to WC.

WC - 1.55m x 0.97m (5'1" x 3'2")

Low level WC. Wall hung wash basin. Spotlights. Extractor fan. Tiled splash areas.

Dining Area - 2.69m x 2.13m (8'10" x 7'0")

Double glazed patio doors to the rear garden. Ceiling light point. Open to Kitchen area.

Kitchen Area - 2.64m x 1.78m (8'8" x 5'10")

Range of units at base and wall level with work surfaces over. One and a half bowl stainless-steel sink with mixer tap. Double glazed window to the rear aspect. Cupboard housing Ideal Logic gas fired boiler serving heating and hot water. Mains wired fire alarm. Space for upright fridge/freezer. Smeg stainless-steel single oven with Smeg 4-burner gas hob over and stainless-steel extractor hood above.

Landing

Ceiling light point. Door to Inner Landing.

Bedroom 2 - 4.09m x 2.74m (13'5" x 9'0")

Large double-glazed window to the rear aspect. Radiator. Ceiling light point. Central heating thermostat.

Bedroom 3 - 2.26m x 1.88m (7'5" x 6'2")

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

Bathroom - 1.98m x 1.8m (6'6" x 5'11")

Double glazed window to the side aspect. Panelled bath with mixer tap and shower attachment over. Tiled splash area. Low level WC. Wall hung wash basin with mixer tap. Extractor. Spotlights. Heated towel rail.

Inner Landing

Stairs to second floor. Ceiling light point.

Bedroom 1 - 5.74m x 2.77m (18'10" x 9'1")

Double glazed window to the front aspect. Velux double glazed skylight window to the side aspect. Radiator. Built-in storage cupboard. Two ceiling light points. Mains wired fire alarm. Cupboard housing hot water tank with light. Door to:

Ensuite - 2.74m x 1.3m (9'0" x 4'3")

Double width shower cubicle. Tiled splash areas. Double glazed window to the rear aspect. Radiator. Low level WC. Wall hung wash basin. Extractor. Spotlights.

Outside

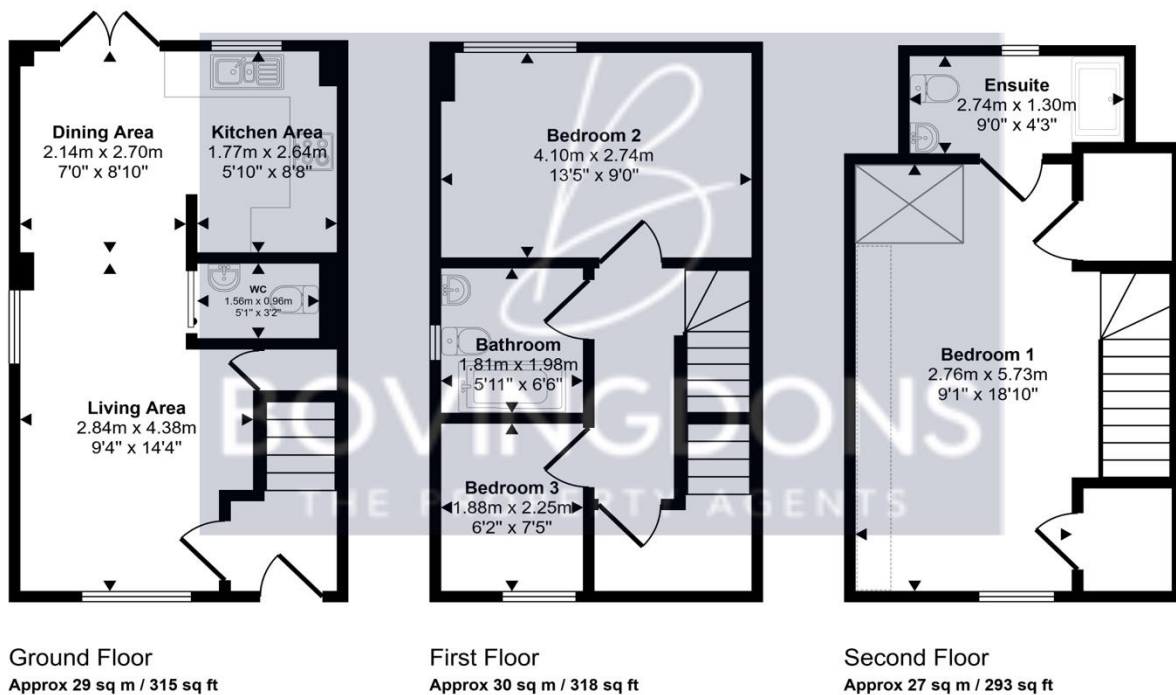
The frontage has a pathway to the entrance door with a canopy above. A path leads to the side to a gate into the rear garden. The rear garden has a patio area and is laid mainly to lawn with timber fencing to the boundaries. A gate to the rear leads to the car park with two allocated parking spaces with rising bollard security entrance/exit. Metal shed. Water tap.





Floor Plan

Approx Gross Internal Area
86 sq m / 926 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.

Property Information.

Local council is East Cambridgeshire District Council
Council Tax Band is B.

The property is freehold with Title number CB436361

Flood risk is very low.

All main's services are connected.

Covenants apply but the seller is not aware of any Wayleaves,
Easements or Rights of Way.

Estimated Broadband speeds are Standard 8mbps, Superfast 62mbps &
Ultrafast 1800mbps

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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		