



6 Redshank Close

Soham, Ely, Cambs, CB7 5FG

Guide Price £299,950



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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. 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 and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Well-presented 3/4-bedroom end of terrace townhouse located at the end of a cul-de-sac with off road parking. The property further benefits from gas central heating, double glazing, WC/Shower room, ensuite, first floor living room, separate dining room and a utility.

Hallway

Part double glazed entrance door. Stairs to first floor. Fusebox. Coved ceiling with two light points. Vertical radiator. Understairs storage cupboard.

Shower Room - 2.72m x 0.79m (8'11" x 2'7")

Low level WC. Wash basin with mixer tap and cupboard under. Shaver socket. Heated towel rail. Tiled shower cubicle. Extractor fan.

Utility Room - 1.85m x 1.63m (6'1" x 5'4")

Wall mounted Potterton gas fired boiler serving central heating and hot water. Tiled flooring. Part double glazed door to the rear garden. Space and plumbing for automatic washing machine. Stainless steel sink. Extractor fan. Spotlights to ceiling. Vertical radiator.

Bedroom 3/Study - 2.74m x 2.34m (9'0" x 7'8")

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

Dining Room/Bed 4 - 3.63m x 2.26m (11'11" x 7'5")

Double glazed window to the front aspect. Ceiling light point. Radiator. Large walk-in double width storage cupboard with light.

Landing

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

Living Room - 4.29m x 3.94m (14'1" x 12'11")

Double glazed window to the rear aspect. Coved ceiling with two light points. TV point. Central heating thermostat. Telephone point.

Kitchen - 3.58m x 2.39m (11'9" x 7'10")

Range of units at base and wall level with wooden work surfaces over. One and a half bowl ceramic sink with mixer tap. Double glazed window to the front aspect. Tiled splash areas. Space and plumbing for automatic dishwasher. Single oven with Bosch 5 burner gas hob and stainless-steel extractor canopy over. Ceiling light point. Tiled floor. Radiator. Extractor fan. Space for upright fridge freezer

Landing 2

Access to loft space. Ceiling light point. Mirror tiling to wall.

Bedroom 1 - 4.29m x 2.62m (14'1" x 8'7")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Telephone point. Built-in triple wardrobe. Door to:

Ensuite - 1.57m x 1.47m (5'2" x 4'10")

Shower cubicle with rainfall shower head. Wash basin in vanity unit with cupboard under. Low level WC. Heated towel rail. Shaver socket. Mirror. Tiled splash areas. Double glazed window to the rear aspect. Spotlights. Extractor.

Bedroom 2 - 3.3m x 3.25m (10'10" x 10'8")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in triple wardrobe. Over-stairs storage cupboard.

Bathroom - 2.03m x 1.6m (6'8" x 5'3")

Panelled bath and mixer tap and shower attachment. Tiled splash areas. Ceiling light point. Extractor. Low level WC. Wash basin with mixer tap in vanity unit with cupboard under. Shaver socket. Radiator

Outside

The frontage is laid to block paving and tarmac providing off-street parking for 2 vehicles. Gas meter cupboard. Canopy over entrance door. Path to side with electric meter cupboard leading to a gate into the rear garden.

The rear garden is completely paved and enclosed in timber fencing. Outside tap. Outside light. and power point. Flower and shrub borders.

Property Information

Local Council is East Cambridgeshire District Council.

Council Tax Band is C

Property is Freehold with Title number CB332730

Flood Risk is very low.

All main's services are connected.

Restrictive Covenants apply but we are not aware of any Wayleaves, Easements or Rights of Way.

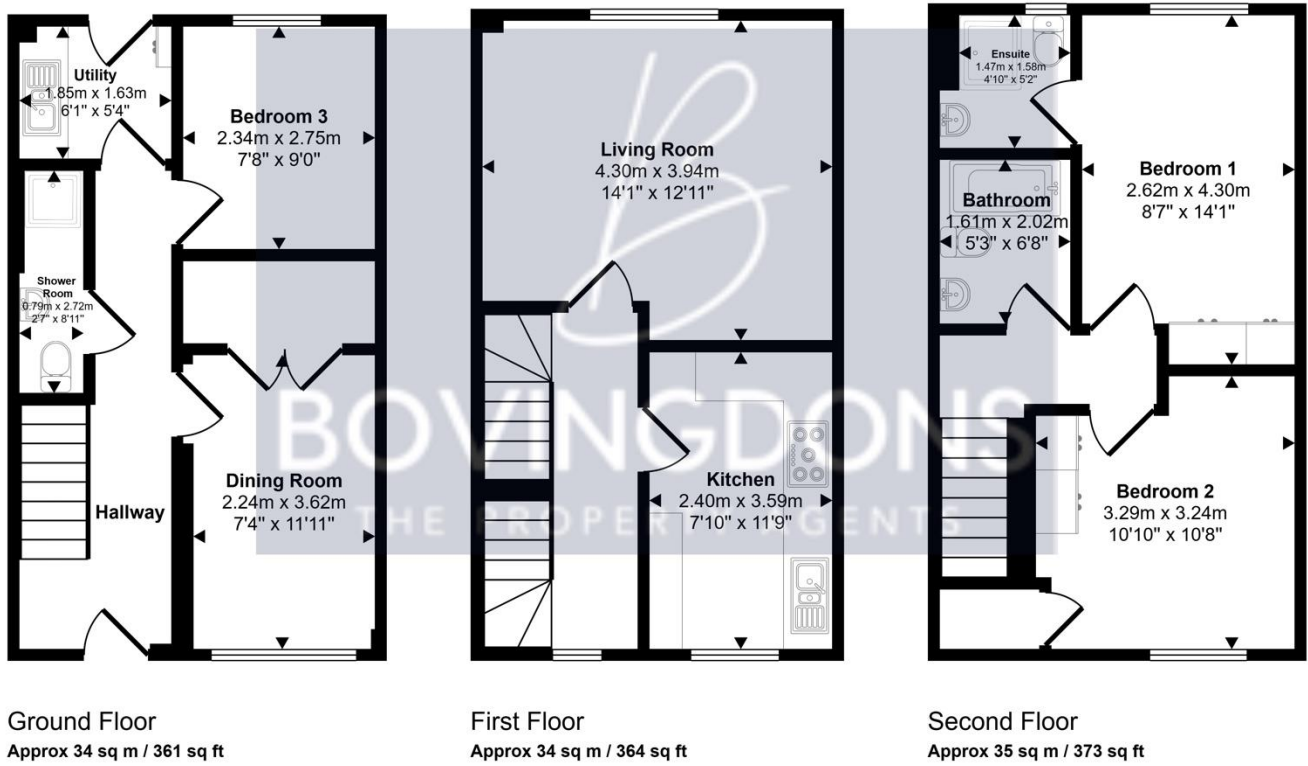
Estimated Broadband Speeds are Standard 8mbps, Superfast 95mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
102 sq m / 1097 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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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