



8 The Shade

Soham, Ely, Cambs, CB7 5DE

Guide Price £330,000



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Soham

Soham is the second largest town in East Cambridgeshire 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

This extended 3 bed non-estate, semi-detached house benefits from a large rear garden, garage and driveway, brick outbuildings, WC, double glazing and gas central heating. The property is in need of refurbishment but would make a great family home. NO ONWARD CHAIN.

Lobby - 1.8m x 0.56m (5'11" x 1'10")

Double glazed sliding patio doors. Double glazed entrance door and window to the Entrance Hall.

Hallway - 3.99m x 1.8m (13'1" x 5'11")

Stairs to first floor with understairs storage space. Radiator. Telephone point. Ceiling light point. Door to Kitchen. Door to Living Room.

Living Room - 4.24m x 3.66m (13'11" x 12'0")

Double glazed window to the front aspect. Radiator. TV point. 4 Wall light points. Ceiling light point.

Kitchen/Diner - 6.17m x 2.95m (20'3" x 9'8")

Units at base and wall level with work surfaces over. CDA Double oven with 4-ring electric hob over and stainless-steel splash-back and extractor above. Tiled splash areas. Double glazed window to the rear aspect. Three ceiling light points. Two built-in cupboards with shelving. Door to Rear Lobby. Opening to Family Room.

Family Room - 4.27m x 3.61m (14'0" x 11'10")

Double glazed windows to the rear and side aspects. Radiator. TV point. Coved ceiling with light point.

Rear Lobby - 2.62m x 1.45m (8'7" x 4'9")

Double glazed door and window to the rear garden. Door to garage.

WC - 1.37m x 0.81m (4'6" x 2'8")

Storeroom - 1.75m x 1.32m (5'9" x 4'4")

Double glazed window to the side aspect. Ceiling light point.

Landing

Double glazed window to the side aspect. Access to loft space. Built-in airing cupboard with hot water tank and shelving.

Bedroom 1 - 3.61m x 3m (11'10" x 9'10")

Double glazed window to the rear aspect.

Radiator. Ceiling light point.

Bedroom 2 - 3.61m x 3.02m (11'10" x 9'11")

Double glazed window to the front aspect.

Radiator. Ceiling light point.

Bedroom 3 - 3m x 2.34m (9'10" x 7'8"max)

Double glazed window to the front aspect.

Radiator. Ceiling light point. Over stairs

bulkhead cupboard with shelving.

Bathroom - 2.44m x 1.65m (8'0" x 5'5")

Panelled bath with mixer tap and shower

attachment. Low level WC. Wash basin. Tiled

splash areas. Radiator. Double glazed window

to the rear aspect. Ceiling light point.

Outside

The front garden is enclosed by a low brick wall and has a small pond and areas of shrub planting. a concrete driveway leads to the single garage measuring approximately 16'3" x 9'11" with electric roller shutter doors.

The garage contains a wall mounted gas meter.

Wall mounted Vaillant gas fired boiler serving central heating and hot water. Double glazed window to the side aspect. Two ceiling light points. Door into the rear lobby.

There is a concrete path to the side of the property leading to the large rear garden, which is laid mainly to lawn and has newly erected timber fencing, patio and a brick outbuilding which is split into two parts , measuring approximately 9'8" x 8'4" and 11'9" x 8'11" respectively, both with windows, power and light.

Property Information

Local Council is East Cambridgeshire District Council - Council Tax Band is C

The property is Freehold with registered title number CB287073

All main utilities are connected

Flood Risk is very low

The seller is not aware of any Covenants, Wayleaves, Easements or Rights of Way
Est. broadband speeds are Standard 1mbps, Superfast 62mbps & Ultrafast 1800mbps

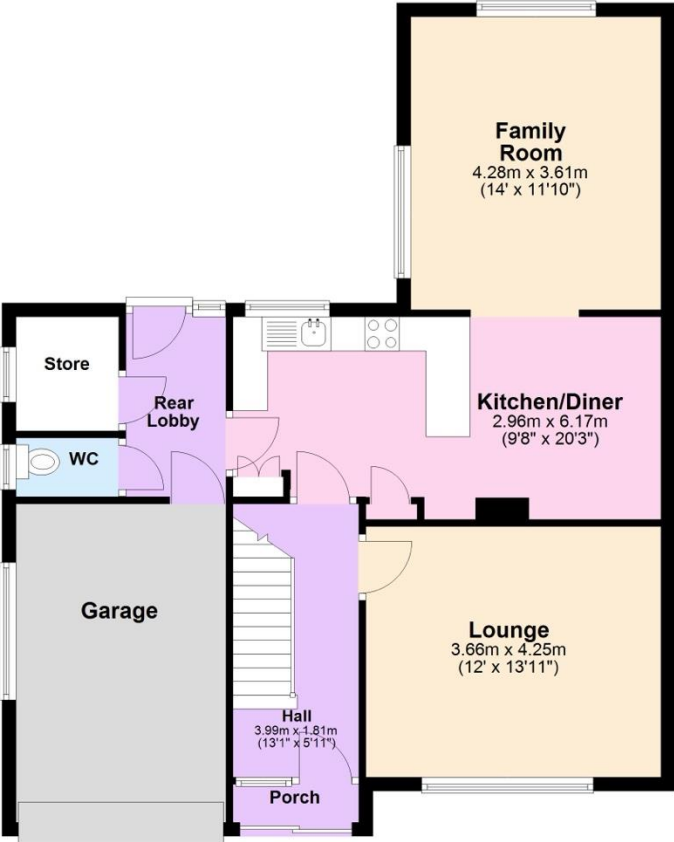




Floor Plan

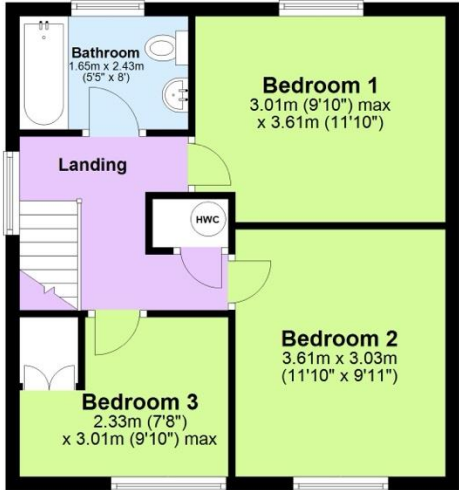
Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 107.8 sq. metres (1160.6 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	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.

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