



88b Paddock Street

Soham, Ely, Cambs, CB7 5JA

Guide Price £395,000



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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 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

Very well presented, non estate detached home, offering 3 bedrooms, parking for 2 vehicles, gas central heating and double glazing, underfloor heating to the ground floor, solar panels to the roof, WC, separate receptions rooms, and a garden room. Situated in a small cul-de-sac just 2 minutes walk from the High Street, early viewing advised.

Hallway

Stairs to the first-floor landing. Understairs storage. Mains wired fire alarm. Underfloor heating programmer.

WC - 2.36m x 1.6m (7'9" x 5'3")

Double glazed window to the front aspect. Low level WC. Wall hung wash basin with drawers under. Fully tiled walls and floor. Extractor. Spotlights.

Living Room - 4.17m x 3.78m (13'8" x 12'5")

Double glazed bi-fold doors to the rear garden. Two wall light points. Underfloor heating control. Ceiling light point.

Dining/Study - 3.18m x 2.29m (10'5" x 7'6")

Double glazed window to the side aspect. Dado rail. Underfloor heating control. Range of cupboards and shelved units to one wall. Ceiling light point.

Kitchen - 3.68m x 2.31m (12'1" x 7'7")

Range of units at base and wall level with work surfaces over and incorporating a stainless-steel sink with mixer tap. Double glazed window to the front aspect. Neff 4-ring electric hob with glass splash back and stainless-steel extractor hood over. Integrated automatic washing machine. Integrated Neff dishwasher. Integrated Neff double oven. Integrated fridge/freezer. Tiled flooring. Spotlights to ceiling. Cupboard housing Vaillant gas fired boiler serving central heating and hot water.

Landing

Two double glazed windows to the side aspect. Access to loft space. Mains wired fire alarm. Spotlights. Central heating thermostat. Airing cupboard with hot water tank and shelf.

Bedroom 1 - 4.09m x 3.78m (13'5" x 12'5")

Two double glazed sash windows to the side aspect. Radiator. Access to loft space. Built-in triple wardrobe.

Bedroom 2 - 3.68m x 2.39m (12'1" x 7'10")

Double glazed windows to the front and side aspects. Radiator. Ceiling light point. Built-in double wardrobe.

Bedroom 3 - 3.12m x 2.39m (10'3" x 7'10")

Double glazed window to the side aspect. Radiator. Wood panelling to one wall.

Bathroom - 2.77m x 2.36m (9'1" x 7'9")

Double glazed sash window to the front aspect. Panelled bath with mixer tap. Low level WC. Wall hung wash basin with drawers under. Heated towel rail. Extractor fan. Spotlights. Fully tiled walls and floor. Radiator. Double width shower cubicle to corner.

Outside

The front of the property has a paved pathway extending to both sides. There is a double width parking area to one side with personal gate to the rear garden. Gas and electric meter cupboards. Outside tap.

The rear garden has been landscaped with an area of lawn, raised flower and shrub borders and timber fencing. There is a garden room to one corner measuring approximately 9'9" x 7'2" which has a double-glazed window and double-glazed patio doors to the garden, fuse box and ceiling light point.

Property Information

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

The property is Freehold with title number CB435449

Flood risk is very low.

All main utilities are connected

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

Estimated Broadband speeds are Standard 19 mbps, Superfast 80mbps & Ultrafast 1800 mbps.

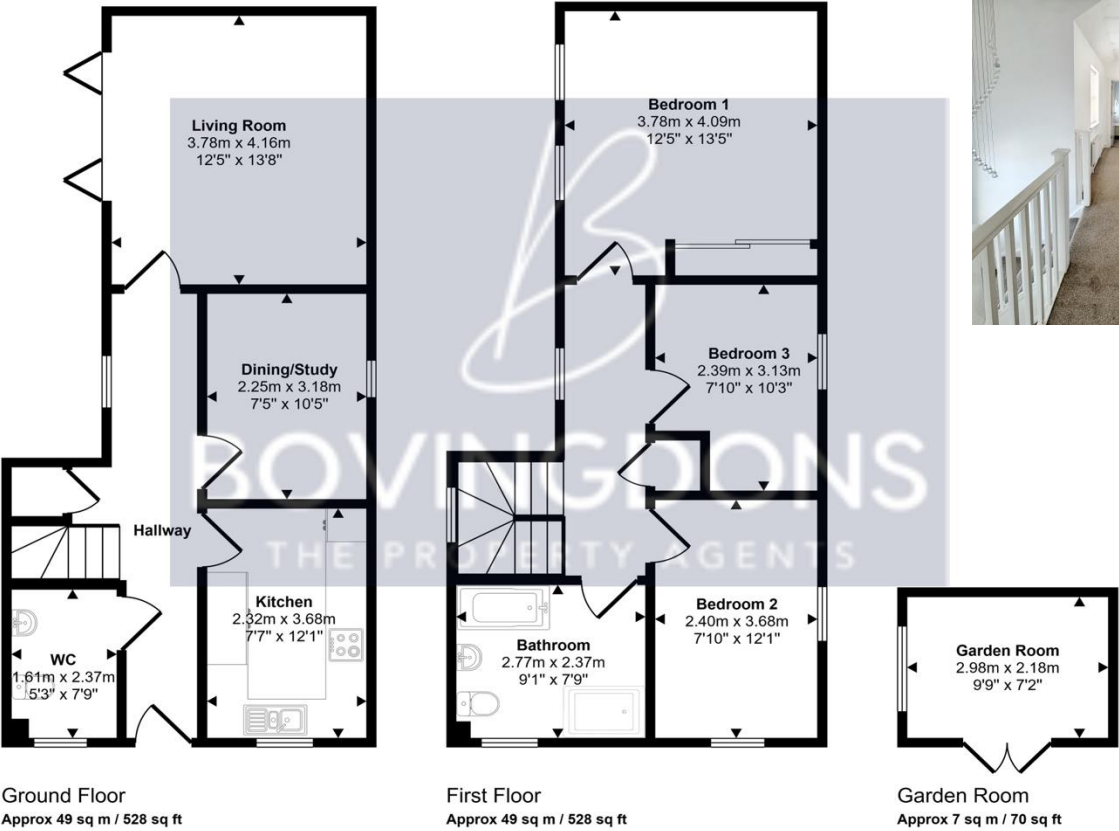
Solar panels fitted to the south facing roof.





Floor Plan

Approx Gross Internal Area
105 sq m / 1125 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	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.