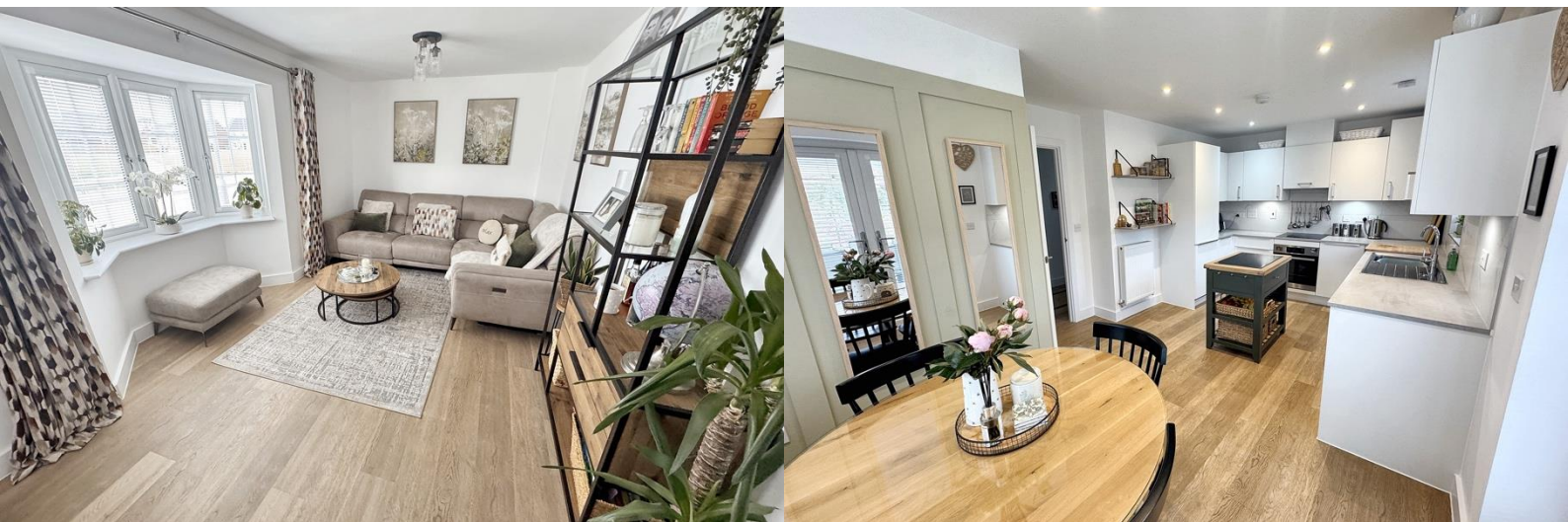




80 Perch Chase

Soham, Ely, Cambs, CB7 6AJ

Guide Price £350,000



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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

Immaculately presented almost new 3-bedroom detached house, situated facing the open space on this popular development. The property benefits from gas central heating, double glazing, single garage with power, EV charging point, WC, ensuite, integrated kitchen appliances and a private rear garden. Early viewing is recommended.

Hallway

Part double glazed entrance door. Stairs to the first floor with understairs storage cupboard. Spotlights. Radiator. Mains wired fire alarm. Central heating thermostat.

WC - 1.63m x 0.89m (5'4" x 2'11")

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

Living Room - 5.28m x 3.33m (17'4" x 10'11")

Double glazed bay window to the front aspect. Double glazed window to the side aspect. Two radiators. TV Point. USB plugs. Two ceiling light points.

Kitchen/Diner - 5.36m x 3.3m (17'7" x 10'10")

Well appointed kitchen with a range of units at base and wall level with work surfaces over. Stainless steel sink with mixer tap. Double glazed windows to the rear and side aspect and double patio doors to the rear garden. Two radiators. Mains wired fire alarm. Spotlights. Integrated fridge/freezer. Integrated AED single oven with AEG 4-ring electric hob over and extractor above. Integrated Zanussi dishwasher. Space and plumbing for automatic washing machine. Tiled splash areas.

Landing

Radiator. Access to loft space. Cupboard with hanging rails. Double glazed window to side aspect.

Bedroom 1 - 3.58m x 2.92m (11'9" x 9'7")

Double glazed windows to the front and side aspects Radiator, Ceiling light point. Two single wardrobes with hanging rails either side of door to the Ensuite.

Ensuite - 2.87m x 1.7m (9'5" x 5'7")

Shower Cubicle. Low level WC. Wall hung wash basin, Radiator. Shaver socket. Extractor. Spotlights. Tiled splash areas.

Bedroom 2 - 2.97m x 2.62m (9'9" x 8'7")

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

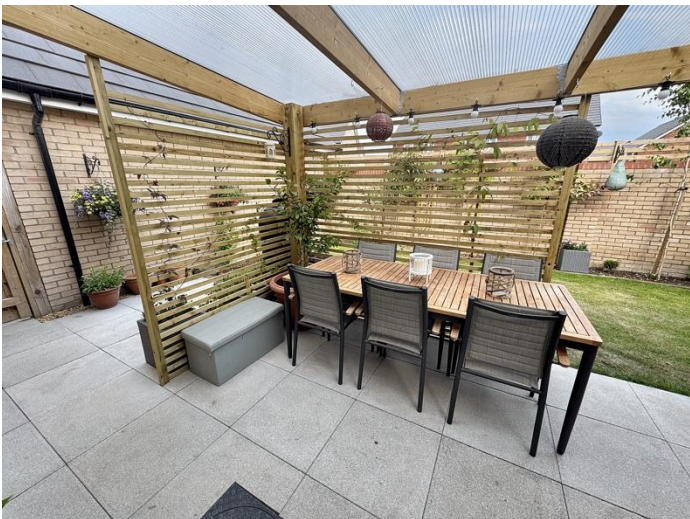
Bedroom 3 - 3.02m x 2.64m (9'11" x 8'8")

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

Bathroom - 2.01m x 1.85m (6'7" x 6'1")

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





Outside

The front and side of the property has landscaped flower/shrub bedding and a path to the canopied entrance door with light. Gas and electric meter cupboards. There is a block paved driveway to the side providing parking for 2-3 vehicles with an EV Charging point, leading to a single garage with power, light, fuse box and eaves storage. Gate to the rear garden.

The landscaped rear garden is private and enclosed by a brick wall. There are flower/shrub borders, an area of lawn, patio, outside water tap and power points and a feature wooden pergola for entertaining.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax band is D

All main utilities are connected

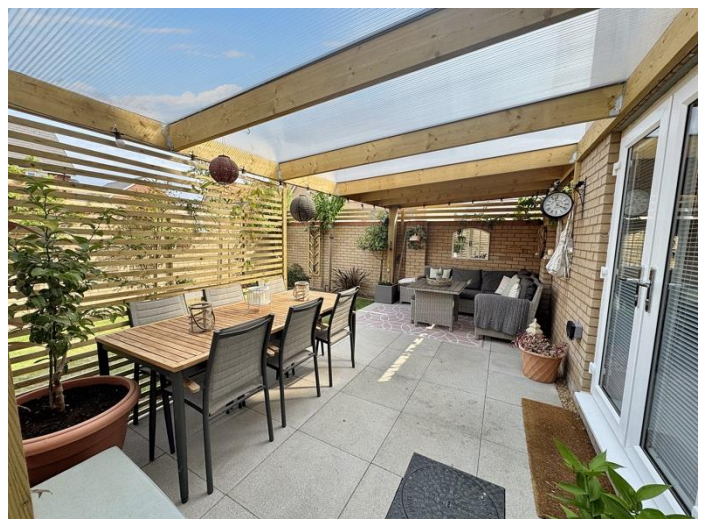
The property is freehold with title number CB482562

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

Flood risk is very low.

Site service charge is £284.62 annually.

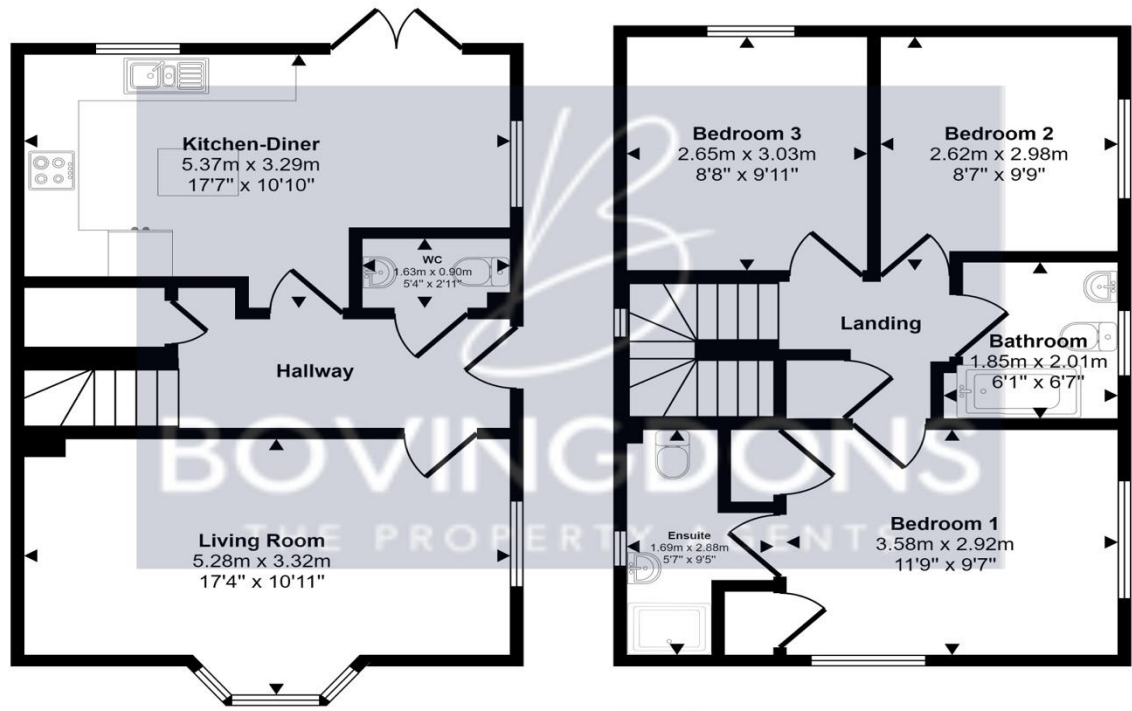
Estimated broadband speeds are Standard 14mbps, Superfast 48mbps & Ultrafast 1800mbps





Floor Plan

Approx Gross Internal Area
86 sq m / 924 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 43 sq m / 465 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.

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

