



## 1 Flounder Close

Soham, Ely, Cambs, CB7 6AG

**Guide Price £355,000**



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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 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

Well presented, almost new detached house on this popular development. The property has gas central heating, double glazing, cloakroom, ensuite, single garage with driveway and a walled rear garden. Early viewing is recommended.

## Hallway

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

**WC** - 1.6m x 0.89m (5'3" x 2'11")

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

**Living Room** - 5.46m x 3.38m (17'11" x 11'1")

Double glazed Bay window to side aspect. Double glazed window to front aspect. Vertical radiator and single radiator. Two ceiling light points.

**Kitchen/Diner** - 5.44m x 3.05m (17'10" x 10'0")

Range of units at base and wall level with work surfaces over. Stainless steel sink with mixer tap and water softener under. Tiled splash areas. Double glazed window to the rear aspect. Integrated Zanussi dishwasher. Integrated fridge/freezer. Integrated AEG single oven and AEG 4 ring electric hob over with extractor above.. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Dining area has a radiator, double glazed window to the front aspect and double-glazed patio doors to the rear garden.

## Landing

Double glazed window to the side aspect. Radiator. Over-stairs cupboard with shelving. Spotlights to ceiling.

**Bedroom 1** - 3.56m x 2.95m (11'8" x 9'8")  
Double glazed windows to the front and side aspects. Radiator. Telephone point. Ceiling light point. Two single wardrobes with door between to the ensuite.

**Ensuite** - 2.92m x 1.73m (9'7" x 5'8")  
Shower cubicle. Wall hung wash basin. Low level WC. Heated towel rail. Double glazed window to the side aspect. Shaver socket. Extractor fan. Spotlights.

**Bedroom 2** - 2.77m x 2.69m (9'1" x 8'10")  
Double glazed window to the front aspect. Radiator. Coved ceiling with light point.

**Bedroom 3** - 3.05m x 2.64m (10'0" x 8'8")  
Double glazed window to the side aspect. Wood panelled walls. Radiator. Coved ceiling with light point.

**Bathroom** - 2.13m x 1.91m (7'0" x 6'3")  
Panelled bath with mixer tap, shower screen and shower attachment. Low level WC. Wall hung wash basin. Heated towel rail. Double glazed window to the front aspect. Tiled splash areas. Extractor and spotlights.

### Outside

The front of the property has canopy over the entrance door, small area of landscaping and a gas meter cupboard. The frontage extends to the side with an electric meter cupboard and then to the driveway which provides off road parking for 2/3 vehicles with an EV charging station and leads to the single garage. A personal gate leads into the rear garden which is enclosed with brick walling and has an outside tap and patio.

### Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is D

The property is Freehold with registered title CB478993

Flood Risk is very low.

There are no Restrictive Covenants, Easements or Rights of Way

Site service charge is £285 annually.

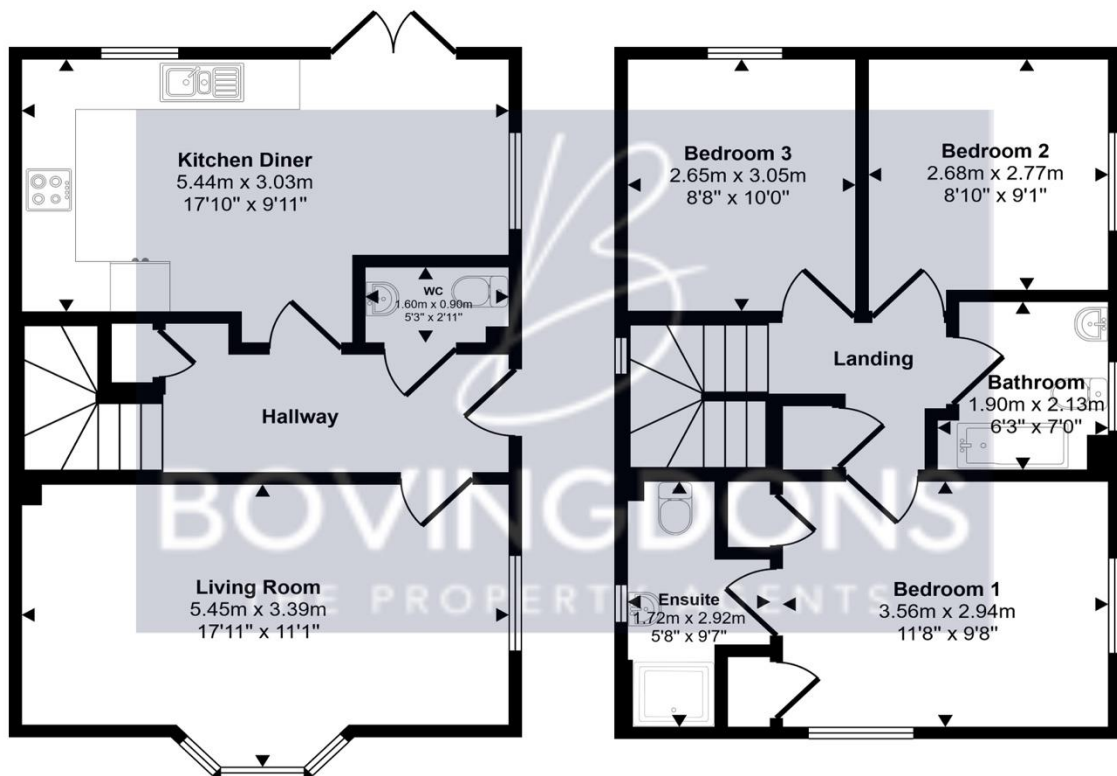
Estimated broadband speeds are Standard 14mbps, Superfast 48mbps & Ultrafast 1800mbps





## Floor Plan

Approx Gross Internal Area  
88 sq m / 952 sq ft



Ground Floor  
Approx 44 sq m / 477 sq ft

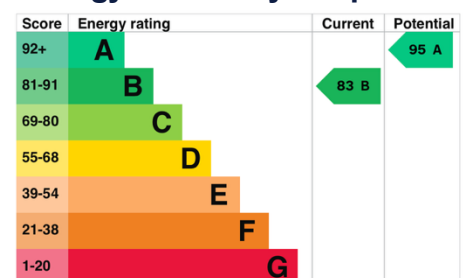
First Floor  
Approx 44 sq m / 474 sq ft

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.