



7 The Mallows

Fordham Road, Soham, Cambs, CB7 5JA

Guide Price £325,000



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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, 3-bedroom end terraced house with gas central heating, double glazing, single garage and parking, WC, Ensuite, kitchen with appliances and a Utility area and located on a popular residential development built by Hopkins Homes. Viewing recommended

Hallway - 1.98m x 1.73m (6'6" x 5'8")

Part double glazed entrance door. Stairs to first floor. Radiator. Central heating thermostat. Alarm panel. Telephone point. Coved ceiling with light point.

WC - 1.5m x 1.04m (4'11" x 3'5")

Low level WC. Pedestal wash basin. Tiled floor. Radiator. Extractor. Coved ceiling with light point.

Living Room - 5.49m x 3.25m (18'0" x 10'8")

Double glazed windows to the front and side aspects. Two radiators. Coved ceiling with two light points.

Kitchen/Diner - 5.49m x 5.05m (18'0" x 16'7" max)

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless-steel sink with mixer tap. Tiled splash areas. Double glazed windows to the front and side aspects with double glazed patio doors to the garden. Radiator. Tiled floor. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water. Integrated double ovens, with 4-burner gas hob over and stainless-steel extractor canopy above. Space for fridge freezer. Coved ceiling with light point. Opening to Utility area which has matching base and wall units with space and plumbing for automatic washing machine, tiled splash areas, understairs storage cupboard and ceiling light point.

Landing - 3.05m x 2.01m (10'0" x 6'7")
Radiator. Access to part boarded loft space with drop-down loft ladder. Coved ceiling with light point. Built-in cupboard with shelving. Built-in airing cupboard with hot water cylinder.

Bedroom 1 - 3.35m x 3.33m (11'0" x 10'11")
Double glazed window to the front aspect. Built-in single wardrobe with hanging rail. Radiator. Coved ceiling with light point. Door to:

Ensuite - 1.93m x 1.65m (6'4" x 5'5")
Double glazed window to the front aspect. Pedestal wash basin. Low level WC. Double shower cubicle. Heated towel rail. Tiled splash areas. Shaver socket. Extractor. Coved ceiling with light point.

Bedroom 2 - 3.33m x 2.92m (10'11" x 9'7")
Double glazed window to the front aspect. Radiator. Telephone point. Over-stairs storage cupboard with shelf. Coved ceiling with light point.



Bedroom 3 - 2.97m x 2.06m (9'9" x 6'9")
Double glazed window to the side aspect. Radiator. Coved ceiling with light point.

Bathroom - 2.03m x 1.83m (6'8" x 6'0")
Double glazed window to the side aspect. Radiator. Pedestal wash basin with mixer tap. Panelled bath with mixer tap. Half tiled walls and tiled floor. Heated towel rail. Shaver socket. Coved ceiling with ceiling light point. Extractor.

Outside

The front has a small area of garden with low hedging to the boundary. Pathway to the entrance door with outside light.

The enclosed rear garden has a raised deck area and area of lawn. Outside tap and power points. Outside light. Personal gate to the rear passage leading to the **single garage and parking**. Electric meter cupboard.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is C

The property is Freehold with registered title CB393816

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

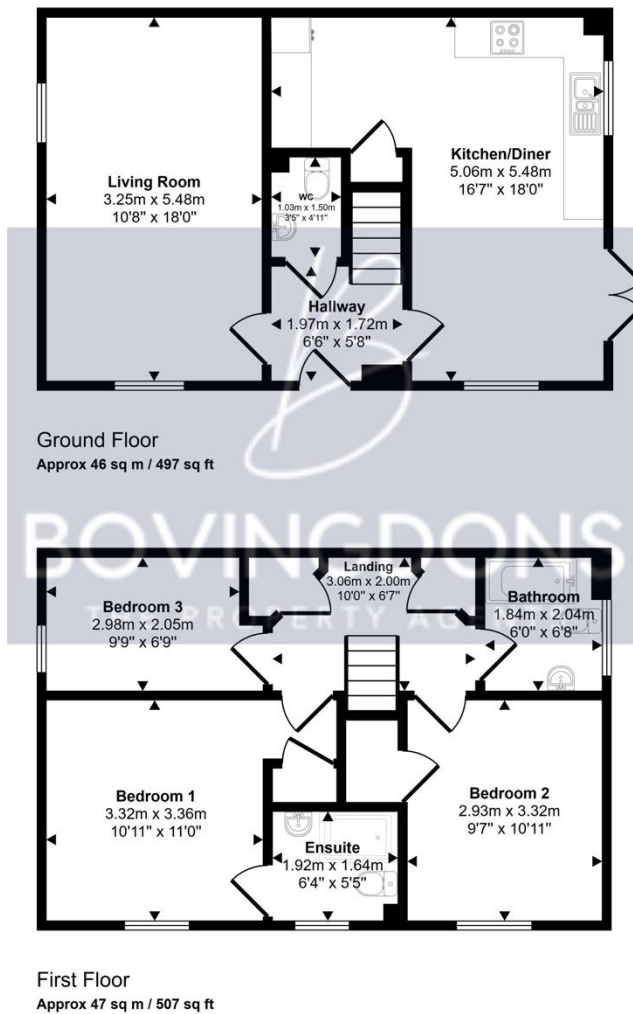
Estimated Broadband Speeds are Standard 16mbps, Superfast 157mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
93 sq m / 1004 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.



Energy Efficiency Graph

AWAITING
EPC

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

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