



## 29 The Shade

Soham, Ely, Cambs, CB7 5DE

**Guide Price £185,000**





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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

Excellent refurbishment opportunity. This 3 bed semi detached house sits in a non-estate location on the northern outskirts of this popular town. The property has double glazing and gas fired central heating and a large rear garden with shed. Requiring extensive refurbishment, but with scope for extending (stp) this is a great opportunity and offers no onward chain.

**Living Room** - 3.78m x 3.33m (12'5" max x 10'11")

Entrance Door. Double glazed window to the front aspect. Open fireplace with tiled hearth and surround. Radiator. Ceiling light point. Door to stairs to first floor. Understairs storage cupboard. Door to:

**Dining Room** - 4.27m x 3.23m (14'0" x 10'7")

Two double glazed windows to the rear aspect. Radiator. Open fireplace with tiled surround. Ceiling light point. High level storage cupboard. Telephone point. Door to:

**Kitchen** - 3.45m x 2.24m (11'4" x 7'4")

Units at base and wall level with work surfaces over. Stainless steel sink. Double glazed window to the side aspect. Tiled splash areas. Door to bathroom. Door to rear lobby.

**Rear Lobby** - 1.65m x 1.32m (5'5" x 4'4")

Double glazed window to the side aspect. Double glazed door to the rear garden. radiator. Ceiling light point. Door to:

**WC** - 1.65m x 0.76m (5'5" x 2'6")

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

**Bathroom** - 2.24m x 1.96m (7'4" x 6'5")

Bath with mixer tap and shower attachment. Pedestal wash basin. Double glazed window to side aspect. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Radiator. Storage cupboards.

### Landing

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

**Bedroom 1** - 3.78m x 3.33m (12'5" max x 10'11")

Double glazed window to the front aspect/ Radiator. Original Victorian fireplace. Built-in cupboard to recess. Ceiling light point.

**Bedroom 2** - 3.23m x 2.31m (10'7" x 7'7")

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

**Bedroom 3** - 3.23m x 2.39m (10'7" x 7'10")

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

### Outside

The front has an area of lawn with a driveway to the side providing parking for 2 vehicles. There is a timber garden shed with power and light. The large rear garden is laid mainly to lawn with timber fencing, mature tree and a patio with outside power point.

### Property Information

Local Council is East Cambs District Council  
Council Tax Band is B

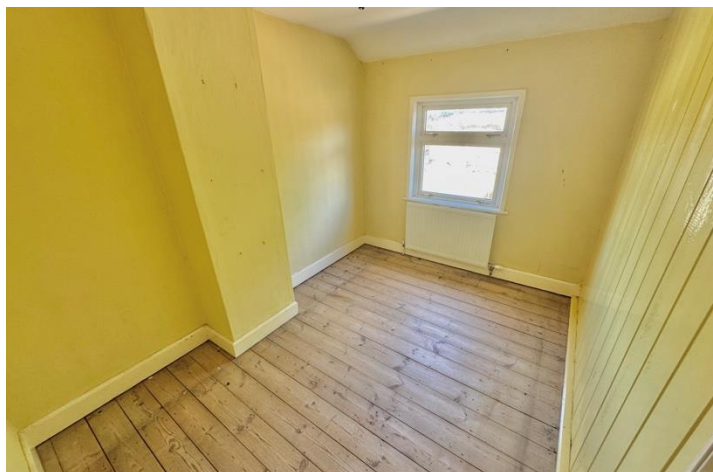
The property is Freehold with registered title CB266180

All main services are connected

Flood Risk is very low

The seller is unaware of any Restrictive Covenants, Easements, Wayleaves or Rights of Way

Estimated Broadband speeds are Standard 1mbps, Superfast 54mbps & Ultrafast 1800 mbps



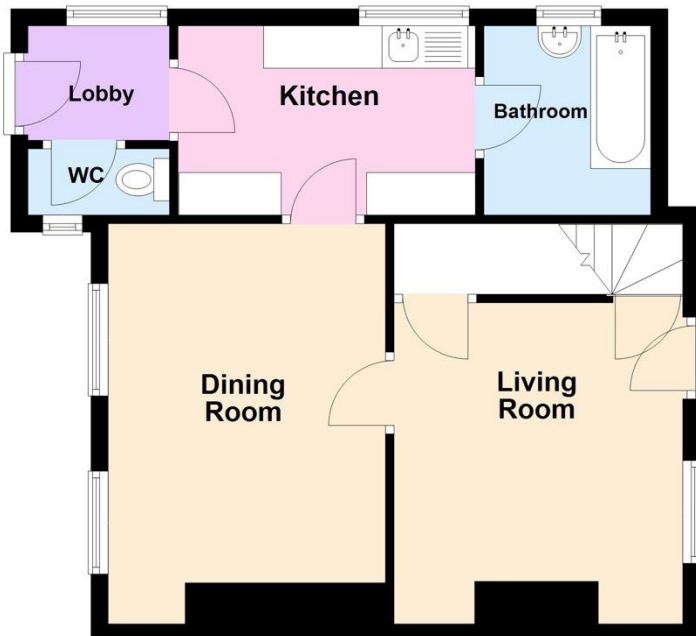




## Floor Plan

### Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



### First Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 sq. feet)

### Energy Efficiency Graph



### 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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