



5 Snowberry Way

Soham, Ely, Cambs, CB7 5YZ

Guide Price £339,995



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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 bed detached bungalow in a cul-de-sac location which benefits double glazing, gas central heating, single garage and driveway, WC, Utility, Breakfast Room, separate reception rooms and wrap around garden. Offering NO ONWARD CHAIN, the bungalow must be viewed.

Hallway - 3.89m x 2.01m (12'9" x 6'7")

Central heating thermostat. Radiator. Airing cupboard with hot water tank and shelving. Coved ceiling with light point and access to loft space.

Living Room - 6.02m x 3.43m (19'9" x 11'3")

Double glazed window to the front aspect and double-glazed patio doors to the rear aspect. Radiator. Wood flooring. Exposed brick wall. Coved ceiling with two light points. Door to Kitchen. Double doors to Dining Room.

Dining Room - 2.9m x 2.64m (9'6" x 8'8")

Double glazed window to the rear aspect. Radiator. Door to rear lobby. Double doors to Living room. Coved ceiling with light point.

Kitchen - 2.92m x 2.62m (9'7" x 8'7")

Range of units at base and wall level with work surfaces incorporating a single bowl sink with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Space for cooker with extractor above. Radiator. Tiled splash areas and tiled floor. Double glazed window to the front aspect. Opening to:

Breakfast Room - 3m x 2.36m (9'10" x 7'9")

Double glazed windows to the front and side aspects. Radiator. Tiled floor. Coved ceiling with light point. Door to:

Rear Lobby - 2.64m x 1.17m (8'8" x 3'10")

Radiator. Double glazed door to the rear garden. Doors to WC and Utility. Coved ceiling with light point.

Utility - 1.65m x 1.55m (5'5" x 5'1")

Wall mounted Ideal Gas fired boiler serving central heating and hot water. Stainless steel sink with mixer tap. Tiled splash areas and floor. Work surface with spaces and plumbing under for automatic washing machine. Coved ceiling with light point. Double glazed window to the side aspect.

WC - 1.65m x 0.89m (5'5" x 2'11")

Low level WC. Wash basin. Tiled floor. Access to roof space. Coved ceiling with light point. Double glazed window to the rear aspect.

Bedroom 1 - 3.56m x 2.92m (11'8" x 9'7")

Double glazed window to the side aspect. Radiator. Built in wardrobes and over bed cupboards. Coved ceiling with light point.

Bedroom 2 - 2.72m x 2.26m (8'11" x 7'5")

Double glazed window to the side aspect. Radiator. Coved ceiling with light point.

Bedroom 3 - 2.87m x 2.31m (9'5" x 7'7")

Double glazed window to the side aspect. Radiator. Coved ceiling with light point.

Bathroom - 2.11m x 1.65m (6'11" x 5'5")

Panelled bath with mixer tap, shower attachment and screen. Pedestal wash basin. Low level WC. Tiled splash areas. Heated towel rail. Extractor fan. Double glazed window to the front aspect.

Outside

Garden to the rear and side is enclosed with timber fencing with a gate to the drive and access to the garage. There is a driveway to the front providing off road parking with gates and electric meter cupboard, leading to the single garage.

Property Information.

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

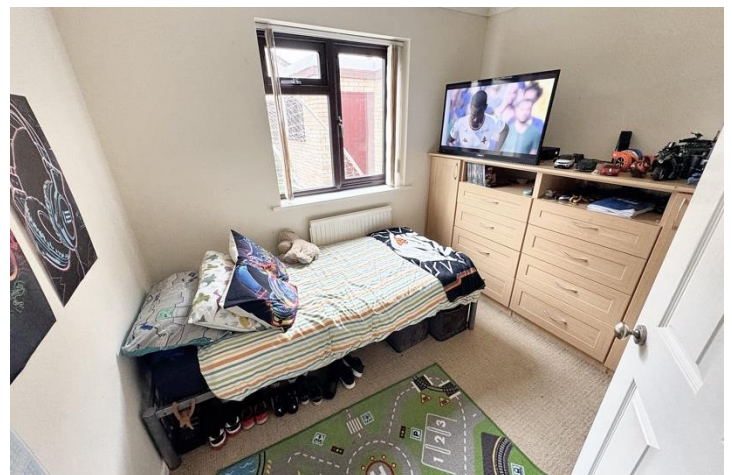
The property is Freehold with registered title CB189368

All main utilities are connected.

Flood risk is very low.

Restrictions apply but the seller is not aware of any Wayleaves, Easements or Rights of Way.

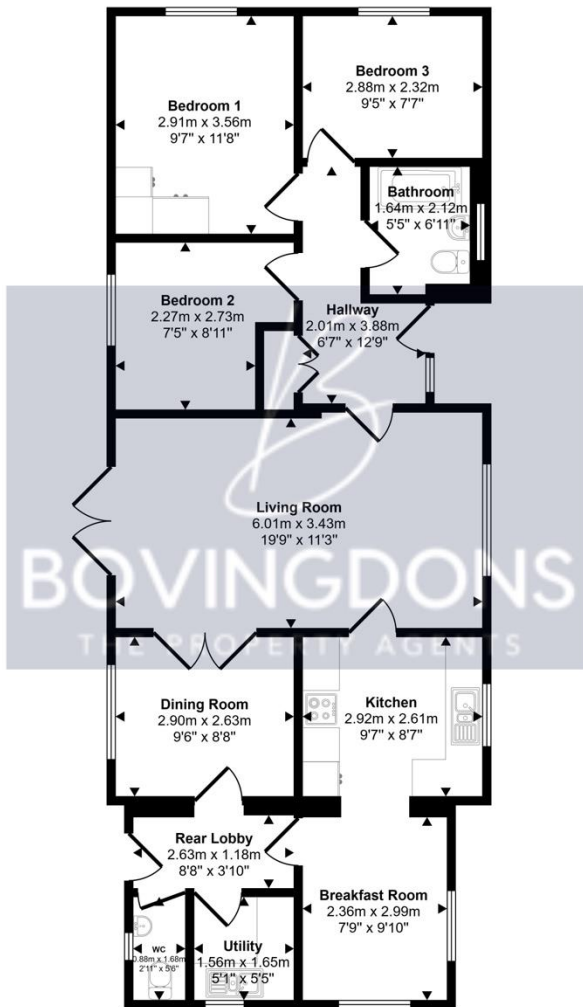
Estimated Broadband speeds are Standard 15mbps, Superfast 130mbps and Ultrafast 1000mbps





Floor Plan

Approx Gross Internal Area
91 sq m / 982 sq ft



Floorplan

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

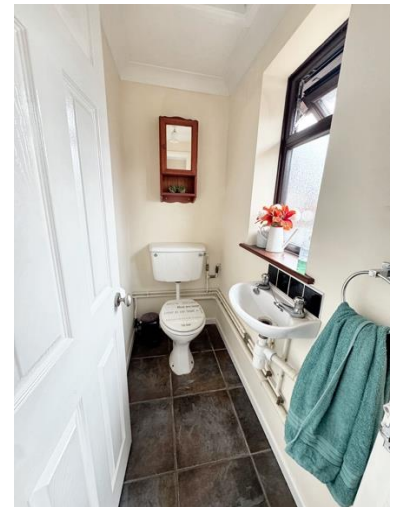
Please contact our Soham Office
on 01353 725723 if you wish to arrange a viewing appointment for this
property or require further information.

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Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		