



15 Redshank Close

Soham, Ely, Cambs, CB7 5FG

Guide Price £350,000



15 Redshank Close

Soham, Ely, Cambs CB7 5FG

Guide price £350,000



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 5 bed semi detached townhouse in a cul-de-sac location on this popular development. The property benefits from gas fired central heating, double glazing, carport and single garage, utility room, WC separate reception rooms and an ensuite and dressing room to bedroom 1. Viewing recommended

Entrance Hall

Part double-glazed entrance door. Stairs to the first floor. Radiator. Coved ceiling with light point.

WC - 1.35m x 0.79m (4'5" x 2'7")

Double glazed window to the side aspect. Radiator. Low level WC. Corner wash basin. Tiled floor. Fuse box. Ceiling light point.

Utility - 1.8m x 1.75m (5'11" x 5'9")

Double glazed door and window to the rear garden. Radiator. Work surface with stainless steel sink and spaces and plumbing under for automatic washing machine and tumble dryer. Cupboard housing Ideal Logic gas fired boiler serving central heating and hot water.

Bedroom 3 - 3.1m x 2.84m (10'2" x 9'4")

Double glazed window to the rear aspect Radiator. Built-in double wardrobe. Ceiling light point.

Bedroom 4 - 3.07m x 2.87m (10'1" x 9'5")

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

Landing 1

Stairs to second floor. Double glazed window to the rear aspect. Ceiling light point. Doors to Lounge and Kitchen.

Living Room - 5.89m x 3.23m (19'4" x 10'7")

Dual aspect double glazing windows to front and rear. Two radiators. Coved ceiling with two light points. TV & Telephone points. Electric coal effect fireplace and surround. Arched opening to:

Lobby - 1.88m x 1.42m (6'2" x 4'8")

Double glazed window to the front aspect. Understairs storage cupboard. Telephone point. Ceiling light point. Door to:

Dining Room - 3.1m x 2.92m (10'2" x 9'7")

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

Kitchen - 3.07m x 2.92m (10'1" x 9'7")

Range of units at base and wall level with work surfaces over and a one and a half bowl stainless-steel sink with mixer tap. Double glazed window to the rear aspect. Integrated dishwasher. Integrated stainless-steel double oven with 5 burner gas hob over and extractor above. Integrated fridge/freezer. Breakfast bar. Radiator. Tiled splash areas. Ceiling light point.

Landing 2

Double glazed window to the front aspect. Ceiling light point. Over-stairs airing cupboard with hot water tank and shelving. Mains wired fire alarm.

Bedroom 1 - 4.04m x 3.2m (13'3" x 10'6")

Double glazed window to the front aspect. Radiator. TV & Telephone points Coved ceiling with light point.

Ensuite - 1.7m x 1.63m (5'7" x 5'4")

Low level WC. Wall hung wash basin with cupboard under and mixer tap. Tiled floor and walls. Curved corner shower cubicle. Heated towel rail. Double glazed window to the rear aspect. Spotlights. Shaver socket.

Dressing Room - 1.73m x 1.5m (5'8" x 4'11")

Double glazed window to the rear aspect. Radiator.

Bedroom 2 - 3.38m x 3.28m (11'1" x 10'9")

Double glazed window to the front aspect. Radiator.

Bedroom 5 - 2.97m x 2.44m (9'9" x 8'0")

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

Bathroom - 2.03m x 1.88m (6'8" x 6'2")

Double glazed window to the rear aspect. Panelled bath with mixer taps, shower screen and shower attachment over. Low level WC. Wash basin in vanity unit with cupboard under. Tiled splash areas and tiled floor. Extractor fan. Ceiling light point.

Outside

The frontage has a small area of stone chippings and paved path to the entrance Hall.

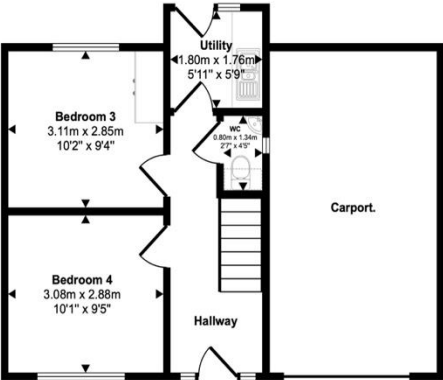
A covered driveway/carport is accessed to the side via a gated entrance and provides off road parking for 2 vehicles and leads to a single garage with power and light. Gas and electric meter cupboards are found in the. carport area. The rear garden is laid to lawn with timber panelled fencing, outside water tap, raised deck area, outside lighting, door to garage and gate to driveway.





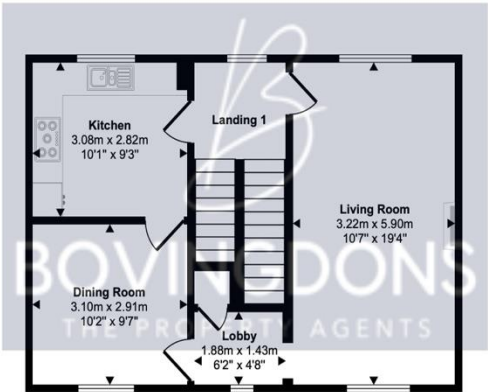
Floor Plan

Approx Gross Internal Area
153 sq m / 1642 sq ft

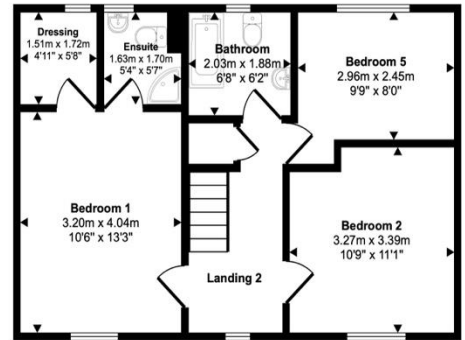


Ground Floor
Approx 52 sq m / 555 sq ft

Denotes head height below 1.5m



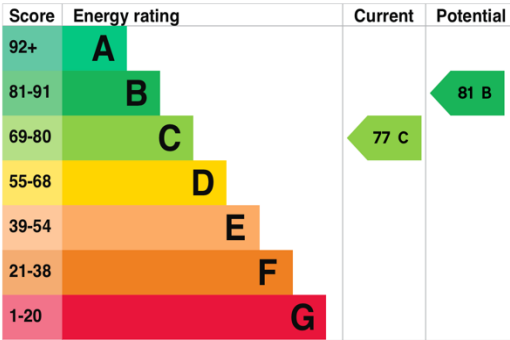
First Floor
Approx 50 sq m / 536 sq ft



Second Floor
Approx 51 sq m / 551 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



Property Information

Local Council is East Cambs District Council.
Council Tax Band is D.
The property is freehold with registered title CB332381
Flood risk is very low.
All main's utilities are connected
Restrictive Covenants apply but there are no Wayleaves, Easements or Rights of Way
Estimated broadband speeds are Standard 8mbps, Superfast 136mbps & Ultrafast 1800mbps

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.