



14 Thomas Mews

Soham, Ely, Cambs, CB7 5JN

Guide Price £275,000



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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 highly-rated 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

This 3-bed terraced house is situated in a small cul-de-sac on the outskirts of the town and benefits from gas central heating, double glazing, WC, conservatory, carport and parking. Presented in good decorative order, this great first-time buyer's home is only a short walk from the Rail station, Village College and High Street shops.

Hallway - 4.57m x 0.94m (15'0" x 3'1")

Stairs to first floor with understairs storage cupboard. Part double glazed entrance door. Fuse box. Radiator. Coved ceiling with light point.

WC - 1.91m x 0.79m (6'3" x 2'7")

Radiator. Low level WC. Wash basin in vanity unit with cupboards under. Coved ceiling. Extractor. Tiled floor.

Living Room - 4.95m x 4.39m (16'3" x 14'5"max)

L- Shaped room. Double glazed window to the rear aspect and double-glazed patio doors into the conservatory. Coved ceiling with two light points. Radiator. Feature gas fireplace in stone effect surround (not in use).

Kitchen - 2.95m x 2.39m (9'8" x 7'10")

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas and tiled floor. Double glazed window to the front aspect. Integrated single oven with 4-burner gas hob over and extractor above. Spaces and plumbing for automatic washing machine/dryer and dishwasher. Integrated fridge/freezer. Coved ceiling with spotlights.

Conservatory - 2.92m x 2.87m (9'7" x 9'5")

Upvc construction with vaulted ceiling and double- glazed windows to the sides and double-glazed patio doors to the rear garden.

Landing - 1.83m x 1.88m (6'0" x 6'2")

Airing cupboard with hot water tank and shelving. Coved ceiling with light point.

Bedroom 1 - 3.38m x 3.02m (11'1" x 9'11")

Two double glazed windows to the front aspect. Radiator. Coved ceiling with light point. Built-in over stairs cupboard/wardrobe with hanging rail. Further built-in single wardrobe.

Bedroom 2 - 3m x 2.26m (9'10" x 7'5")

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

Bedroom 3 - 2.06m x 1.83m (6'9" x 6'0")

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

Bathroom - 2.36m x 1.7m (7'9" x 5'7")

'P' shaped panelled bath with mixer tap and shower attachment and screen. Tiled splash areas. Low level WC. Wash basin with mixer tap in vanity unit with cupboards under. Heated towel rail. Coved ceiling. Extractor fan.

Outside

The frontage has a small area of plum slate chippings, outside light, water tap and a gas meter cupboard.

There is a carport providing cover for one vehicle plus another parking space for a second vehicle in front.

The rear garden is enclosed with timber fencing with a gate providing pedestrian access. The garden is laid to grass with a patio and garden shed and is not overlooked.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax band is B

Property is Freehold with registered title CB275148

Flood risk is very low

All main services are connected.

The sellers are not aware of any Wayleaves, Easements or Rights of Way, but restrictions apply.

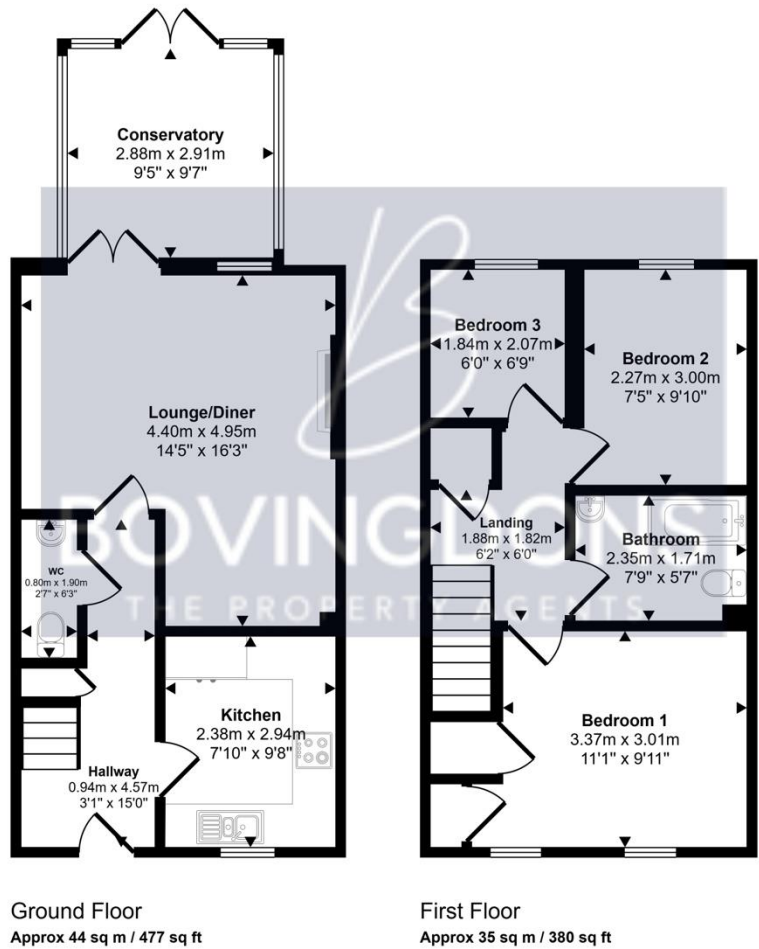
Estimated broadband speeds are Standard 16 mbps, Superfast 80 mbps & Ultrafast 1800 mbps





Floor Plan

Approx Gross Internal Area
80 sq m / 857 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.

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.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723.

Email: info@thebovingdons.co.uk.

<https://www.thebovingdons.co.uk>



Energy Efficiency Graph

