



## 13 Angle Common

Soham, Ely, Cambs, CB7 5HX

**Guide Price £475,000.**





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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 and extended semi-detached cottage, which offers spacious family accommodation of Reception Hall, Living Room 3-4 bedrooms, Ensuite, Shower/WC, Utility, Open plan Kitchen/Diner/Family Room with appliances, Bathroom, parking for 2 vehicles, private rear garden backing on Common Land and only a short walk to the Railway Station, Village College and Town shops.

### Reception Hall - 3.71m x 2.77m (12'2" x 9'1")

Multi-paned double-glazed entrance door and side panels. Tiled floor. Radiator. Coved ceiling with light point. Stairs to first floor. Door to lounge. Multi-paned door to kitchen/diner.

### Living Room - 4.72m x 3.94m (15'6" x 12'11")

Two double -glazed windows to the front aspect. Radiator. Feature log burner with brick surround and Oak mantel. Two ceiling light points. Wall light point. Understairs storage cupboard. TV and telephone points.

### Study/Bed 4 - 3.58m x 2.77m (11'9" x 9'1")

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

### Kitchen Area - 3.56m x 3.18m (11'8" x 10'5")

Open plan Kitchen/Dining/Family Room. - Kitchen area has a range of cupboard and drawer units at base and wall level with quartz work surfaces over. One and a half bowl stainless-steel sink with a Kettle tap which provides instant hot or cold and filtered water. Integrated wine cooler. Rangemaster stainless-steel range ovens with electric hob over and extractor above. Space for American style fridge freezer. Tiled splash areas and tiled floor. Space and plumbing for automatic dishwasher. Multi-paned door to the Utility.

### Dining Area - 3.76m x 3.51m (12'4" x 11'6")

The Dining area has a tiled floor, double glazed window to the side aspect, two double glazed Velux skylight windows, radiator, spotlights and opening to the family area.



**Family Area - 3.56m x 2.84m (11'8" x 9'4")**

The Family area has a tiled floor, radiator, double glazed window to the side aspect and double-glazed patio doors to the rear garden. Spotlights to ceiling.

**Utility - 2.49m x 1.14m (8'2" x 3'9")**

Tiled floor. Tall storage cupboard. Plumbing for automatic washing machine. Worcester Oil fired boiler serving central heating and hot water. Space for appliances. Double glazed window to the side aspect. Door to:

**Shower/WC - 2.87m x 1.42m (9'5" x 4'8")**

Double glazed window to the rear aspect. Low level WC. Heated towel rail. Double shower cubicle. Vertical radiator. Wash basin in a vanity unit with cupboards under. Tiled floor. Spotlights.

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

Spacious landing with 4 ceiling light points. Mains wired fire alarm. Radiator.

**Bedroom 1 - 4.06m x 3.61m (13'4" x 11'10")**

Double glazed window to the front aspect. Radiator. Dado rail. Access to loft space with split loft. one half of which is boarded and with loft ladder. Coved ceiling with light point. Walk-in wardrobe with hanging rails and light.

**Ensuite - 2.34m x 1.52m (7'8" x 5'0")**

Tiled floor. Double glazed window to the rear aspect. Pedestal wash basin. Low level WC. Curved shower cubicle to the corner. Heated towel rail. Extractor fan. Spotlights.





**Bedroom 2** - 4.42m x 3.2m (14'6" x 10'6")  
Double glazed window to the rear aspect.  
Dado rail. Two radiators. TV point. Spotlights.

**Bedroom 3** - 3.89m x 2.82m (12'9" x 9'3")  
Double glazed window to the front aspect.  
Radiator. Coved ceiling with light point.

**Bathroom** - 2.21m x 1.93m (7'3" x 6'4")  
Panelled bath with massage jets mixer taps and shower attachment. Wall mounted TV.  
Low level WC. Heated towel rail. Double glazed window to the side aspect. Wash basin in vanity unit with cupboards under. Tiled splash areas. Extractor. Spotlights. Coved ceiling

### Outside

The frontage has a gravelled parking area for 2 vehicles and a gate into a small courtyard to the side with a covered porch to the entrance door, EV Charging point and a gate to the rear garden.

The enclosed rear garden has an area of lawn, paved patio with parasol, outside power points, electric meter cupboard, Oil tank with screen, outside light and water tap and gate leading to the rear common land. There is wiring for a potential office/gazebo already installed.

In addition, there are two sheds which are temporary buildings allowed on the common land adjacent to the rear garden.



### Property Information

Local Council is East Cambridgeshire

District Council

Council Tax Band is C

The property is in the conservation area and is Freehold with Title number CB113385

Flood Risk is very low.

Oil fired heating and hot water, with mains drainage, electricity and water connected

The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

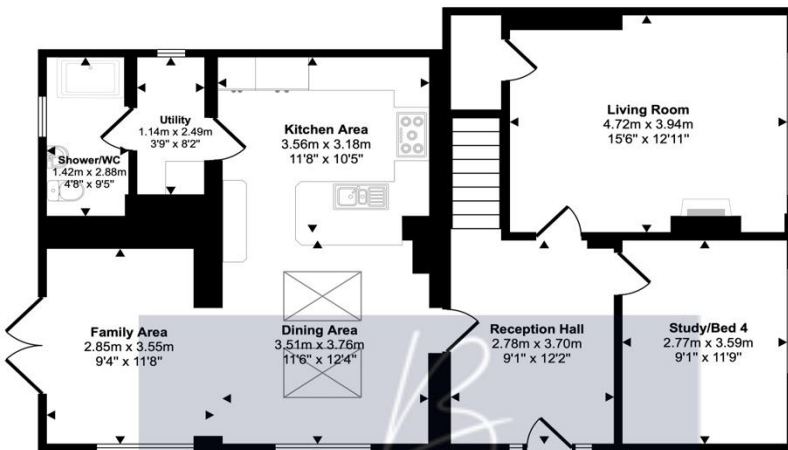
Estimated Broadband speeds are Standard 12mbps, Superfast 39mbps & Ultrafast 1800mbps



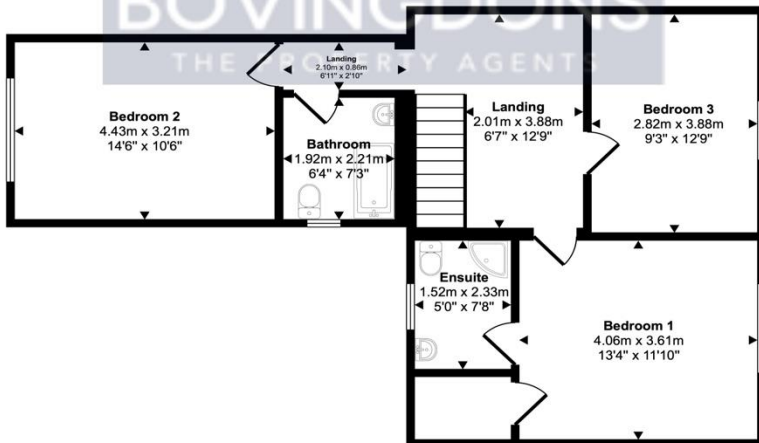


## Floor Plan

Approx Gross Internal Area  
159 sq m / 1712 sq ft



Ground Floor  
Approx 92 sq m / 994 sq ft



First Floor  
Approx 67 sq m / 717 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

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

## 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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