



3b Northfield Road

Soham, Ely, Cambs, CB7 5UE

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 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

Recently refurbished after renting, this 3-bedroom well-presented semi-detached house offers gas central heating and double glazing, attached single garage and driveway, WC, garden with shed and NO ONWARD CHAIN. Early viewing is recommended.

Hallway

Part double glazed entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Ceiling light point. Storage/Cloaks cupboard. Part glazed doors to the kitchen and living room.

WC - 1.91m x 0.86m (6'3" x 2'10")

Double glazed window to the front aspect. Wash basin. Low level WC. Radiator. Tiled splash areas. Ceiling light point.

Lounge/Diner - 4.88m x 4.5m (16'0" x 14'9")

Radiator. Telephone and TV Points. Double glazed patio doors to the rear garden. Central heating thermostat. Coved ceiling with light point.

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

Refurbished with a range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to the front aspect. Radiator. Four burner gas hob with single electric oven under and extractor above. Ideal Logic wall mounted gas fired boiler serving central heating and hot water. Spaces for appliances. Tiled floor. Extractor fan. Ceiling light point.

Landing

Access to loft space. Storage cupboard. Further airing cupboard with radiator and shelving.

Bedroom 1 - 3.89m x 2.72m (12'9" x 8'11")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in wardrobes to one wall with hanging rails, drawer unit and sliding mirror fronted doors.

Bedroom 2 - 3m x 2.46m (9'10" x 8'1")
Double glazed window to the front aspect.
Radiator. Ceiling light point.

Bedroom 3 - 2.03m x 1.91m (6'8" x 6'3")
Double glazed window to the front aspect.
Radiator. Ceiling light point. Telephone point.
Over stairs bulkhead.

Bathroom - 2.44m x 2.06m (8'0" x 6'9")
Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Radiator. Double glazed window to the side aspect. Shaver socket and light. Ceiling light point.

Outside

The frontage has an area of lawn and a shingle/stone driveway and turning bay leading to the attached single garage. Gas and electric meter cupboards. A personal gate to the side of the garage leads to the rear garden.

The rear garden is well presented with a paved patio and pergola with a flourishing Grape vine. Flower and shrub borders. Timber fencing to the boundary. Timber garden shed/workshop with power and light which measures 12'7" x 7'7". A door leads into the rear of the garage..

The garage has power and light and an up 'n' over door and measures 15'8" x 8'10"

Property Information.

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

The property is Freehold with registered title CB192626

Flood Risk is very low

All main utilities are connected.

Covenants apply but there are no Wayleaves, Easements or Rights of Way

Estimated broadband speeds are Standard 14mbps, Superfast 80 mbps & Ultrafast 1800 mbps.

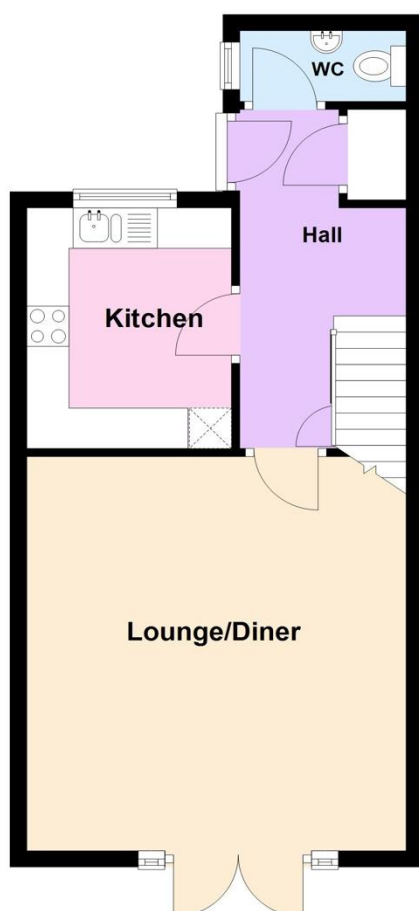




Floor Plan

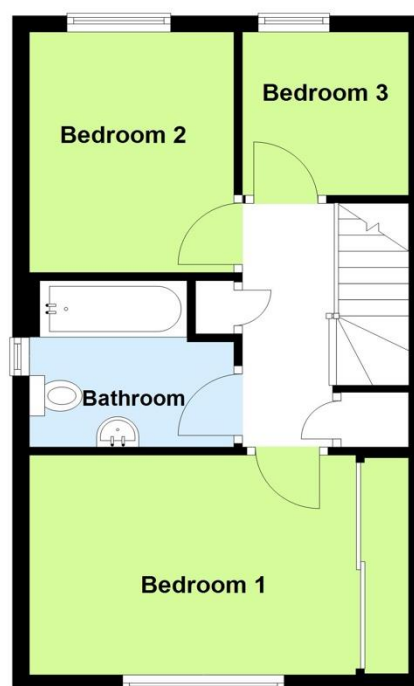
Ground Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

Energy Efficiency Graph

EPC

COMMISSIONED

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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