



18c Townsend

Soham, Ely, Cambs, CB7 5DB

Guide Price £365,000



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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

Spacious non-estate detached house, constructed in 2018, with 3 double bedrooms, ensuite, kitchen/diner with integrated appliances, gated entrance, WC, underfloor gas fired heating, double glazing and a private garden. Presented in good decorative order, viewing is highly recommended.

Hallway - 4.09m x 1.3m (13'5" x 4'3")

Stairs to first floor. Two ceiling light points. Mains wired fire alarm. Double glazed window to the rear aspect. Cupboard housing underfloor heating controls. Underfloor heating programmer. Glazed door to kitchen. Double glazed door to the rear garden.

WC - 1.42m x 0.94m (4'8" x 3'1")

Double glazed window to the rear aspect. Low level WC. Corner wash basin with mixer tap. Extractor fan. Ceiling light point.

Living Room - 3.91m x 3.4m (12'10" x 11'2")

Double glazed window to the side aspect. Double glazed patio doors to the garden. Ceiling light point.

Kitchen Area - 3.23m x 2.95m (10'7" x 9'8")

Open plan kitchen/diner with a range of units at base and wall level with work surfaces over and upstands. One and a half bowl stainless-steel sink with mixer tap. Double glazed window to the front aspect. Integrated washer dryer. Integrated dishwasher. Integrated Bosch single oven with 4-ring induction hob above and stainless-steel extractor over. Integrated fridge/freezer. Mains wired fire alarm. USB plug socket. Spotlights to ceiling. Built-in storage cupboard.

Dining Area - 3.71m x 3.1m (12'2" x 10'2")

Double glazed picture window to the front aspect. Part double glazed door to the side and driveway. USB plug socket.

Landing

Access to fully boarded loft space with light providing excellent storage. Double glazed window to the side aspect. Two ceiling light points. Central heating thermostat. Cupboard housing Baxi gas fired boiler serving heating and hot water and shelving. Mains wired fire alarm.

Bedroom 1 - 3.68m x 3.53m (12'1" x 11'7")
Double glazed windows to the front and side aspects. Vaulted ceiling. Radiator. Door to:

Ensuite - 2.34m x 0.84m (7'8" x 2'9")
Tiled shower cubicle. Low level WC. Wash basin with mixer tap and cupboard under. Tiled splash area. Heated towel rail. Double glazed window to the side aspect. Spotlight to ceiling. Extractor fan.

Bedroom 2 - 3.43m x 2.54m (11'3" x 8'4")
Double glazed window to the side aspect. Vaulted ceiling. Ceiling light point. Radiator.



Bedroom 3 - 2.95m x 2.67m (9'8" x 8'9")
Double glazed window to the front aspect
Vaulted ceiling with light point. Radiator.

Bathroom - 2.51m x 1.78m (8'3" x 5'10")
Panelled bath with mixer tap and shower attachment and shower screen with full height tiling above. Low level WC. Pedestal wash basin with mixer tap. Tiled splash area. Heated towel rail. Double glazed window to the rear aspect. Extractor fan.

Outside

The frontage has a gated entrance into the driveway/parking area with gates into the rear garden and door into the kitchen/diner. The rear garden wraps around to the side and is laid mainly to lawn with mature flower and shrub borders. Paved patio and a raised timber deck area. Outside tap. Electric meter cupboard. Timber garden shed. Outside lighting. Timber fencing to boundaries. Outside power points. Two gates to the front and side.

Property Information

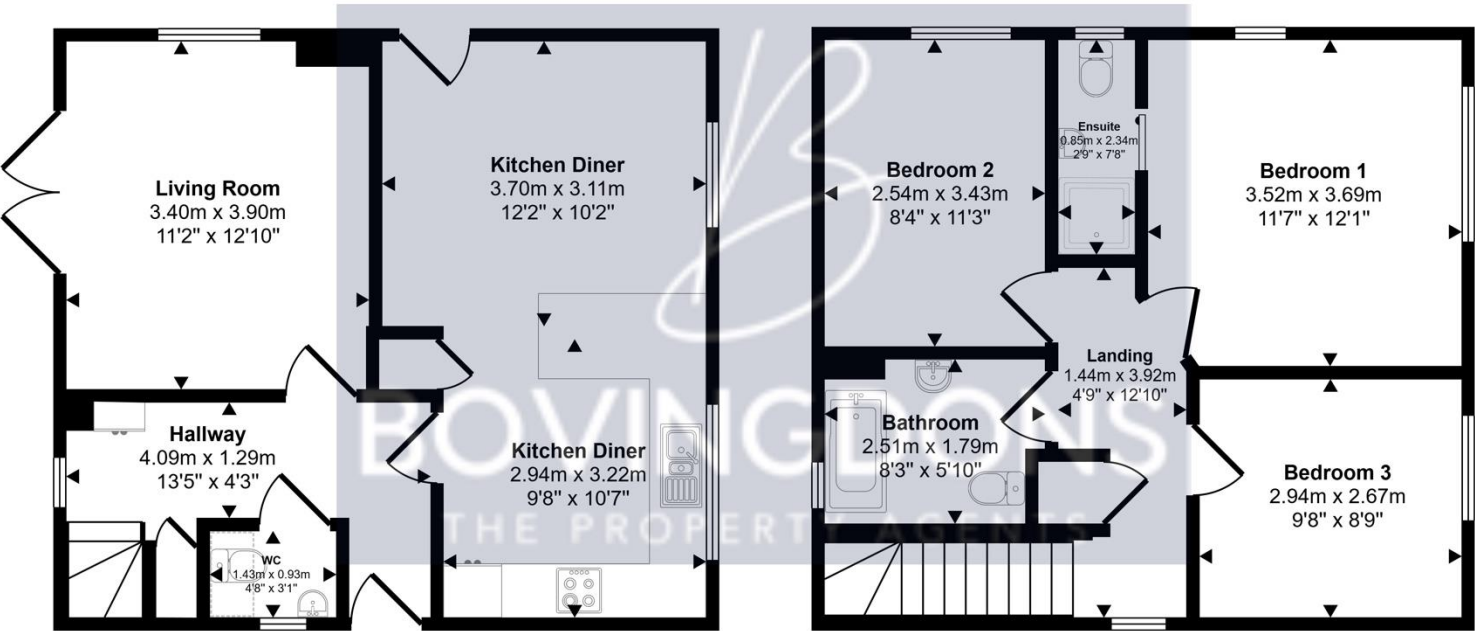
Local Council is East Cambridgeshire District Council - Council Tax Band is D
The property is Freehold with registered Titles CB421915 & CB422262 and built in 2021.
All main's services are connected.
Flood risk is very low.
ICW building warranty valid to 18 August 2031
The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way but purchasers are advised to check
Estimated Broadband speeds are Standard 15mbps, Superfast 73mbps & Ultrafast 1800mbps. – (Full Fibre is connected)





Floor Plan

Approx Gross Internal Area
93 sq m / 1003 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 46 sq m / 500 sq ft

Denotes head height below 1.5m

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.

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Energy Efficiency Graph

