



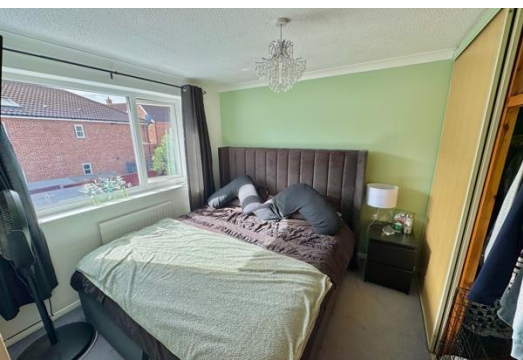
42 Northfield Park

Soham, Ely, Cambs, CB7 5UZ

Guide Price £225,000



Great first-time purchase, this 3-bed semi-detached house, located in an off-road position on this popular residential area. The property benefits from gas central heating and double glazing, single garage in block, good sized living/dining area and a utility room.



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.

Entrance Porch

Upvc entrance door and side panel. Glazed door to the lounge area.

Lounge Area - 4.72m x 4.42m (15'6" x 14'6")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Stairs to first floor. Telephone point Understairs storage cupboard. Glazed door to the kitchen.

Dining Area - 2.77m x 2.21m (9'1" x 7'3")

Radiator. Double glazed patio doors to the rear garden. Ceiling light point. Serving hatch.

Kitchen - 2.77m x 2.41m (9'1" x 7'11")

Range of units at base and wall level with work surfaces over. Radiator. Tiled splash areas. Stainless steel sink with mixer tap. Space for cooker with extractor hood above. Space for fridge. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Fluorescent strip light. Part glazed door to Utility.

Utility - 2.82m x 1.63m (9'3" x 5'4")

Space for appliances. Double glazed windows to the rear and side aspect and double-glazed door to the rear garden.

Landing

Access to loft space Ceiling light point. Airing cupboard with hot water tank and shelving.

Bedroom 1 - 3.4m x 2.64m (11'2" inc. wardrobes x 8'8")

Double glazed window to the rear aspect. Radiator. Built-in wardrobes with sliding doors. Coved ceiling with light point.

Bedroom 2 - 3.23m x 2.34m (10'7" x 7'8")

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

Bedroom 3 - 2.31m x 1.98m (7'7" x 6'6")

Double glazed window to the front aspect. Radiator. Ceiling light point. Over stairs bulkhead cupboard.

Bathroom - 1.98m x 1.73m (6'6" x 5'8")

Panelled bath with Triton electric shower over. Fully tiled walls. Double glazed window to the rear aspect. Pedestal wash basin. Low level WC. Heated towel rail. Ceiling light point.

Outside

The open plan front garden is laid to lawn with a path to the entrance door and leading around to a gate to the rear.

The rear garden is laid to lawn with patio, timber panelled fencing, timber garden shed and a pathway to the side with electric meter cupboard, leading to the front garden.

Property Information

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

The property is Freehold with registered title CB226571

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 60mbps & Ultrafast 1800mbps



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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