



9 Redshank Close

Soham, Ely, Cambs, CB7 5FG

Guide Price £285,000



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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

This 3-bedroom end of terrace townhouse is located at the end of a cul-de-sac with integral garage and parking.. The property further benefits from gas central heating, double glazing, WC/Shower room, ensuite, first floor living room, separate dining room and a utility and solar panels on the roof. There is NO ONWARD CHAIN.

Hallway

Stairs to first floor with understairs cupboard. Radiator. Fuse box. Coved ceiling with two light points.

Shower/WC - 2.82m x 0.81m (9'3" x 2'7")

Shower cubicle with folding door. Low level WC. Wash basin. Radiator. Extractor fan. Shaver socket. Ceiling light point.

Utility Room - 1.88m x 1.65m (6'2" x 5'5")

Part double glazed door to the rear garden. Wall mounted Potterton gas fired boiler serving central heating and hot water. Work surface with stainless-steel sink and mixer tap with cupboards under. Space and plumbing for automatic washing machine. Boiler programmer. Extractor fan. Radiator. Spotlights.

Bedroom 3/Study - 2.74m x 2.44m (9'0" x 8'0")

Double glazed window to the rear aspect. Spotlights. Radiator.

Landing

Radiator. Double glazed window to the front aspect. Stairs to the second floor. Ceiling light point.

Living Room - 4.47m x 4.04m (14'8" x 13'3")

Double glazed window to the rear aspect. Coved ceiling with two light points. Two radiators. Electric coal effect fireplace with wood surround. Central heating thermostat.

Kitchen - 3.68m x 2.39m (12'1" x 7'10")
Double glazed window to the front aspect. Range of units at base and wall level with roll top work surfaces. One and a half bowl stainless steel sink with mixer tap. Built-in single oven with 4 ring gas hob over and stainless-steel extractor hood above. Space and plumbing for automatic dishwasher. Space for upright fridge/freezer. Radiator.

Landing - 4.17m x 1.96m (13'8" x 6'5")
Access to loft space. Spotlights. Mains wired fire alarm.

Bedroom 1 - 3.81m x 2.64m (12'6" x 8'8")
Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in triple wardrobe with mirror fronted doors. TV point. Door to:

Ensuite - 1.7m x 1.6m (5'7" x 5'3")
Corner shower cubicle. Low level WC. Wash basin in vanity unit with mixer tap and cupboards under. Tiled splash areas. Shaver socket. Radiator. Double glazed window to the rear aspect.



Bedroom 2 - 3.38m x 3.33m (11'1" x 10'11")
Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in cupboard with shelving and hot water tank.

Bathroom - 2.11m x 1.7m (6'11" x 5'7")
Panelled bath with mixer tap and shower attachment. Low level WC. Wash basin in vanity unit with mixer tap and cupboards under. Radiator. Tiled splash areas. Extractor fan. Shaver socket. Spotlights.

Outside
The frontage has parking for three vehicles and leads to an integral single garage with up and over door (NOTE: similar properties have converted this to further accommodation such as dining room/playroom/bedroom 4, subject to permissions). There is a path via a gate to the side leading to the rear garden. Gas meter cupboard. Solar panels to the roof. The rear garden is enclosed with timber fencing and is fully paved. Raised flower/shrub beds to the borders. Outside power points.

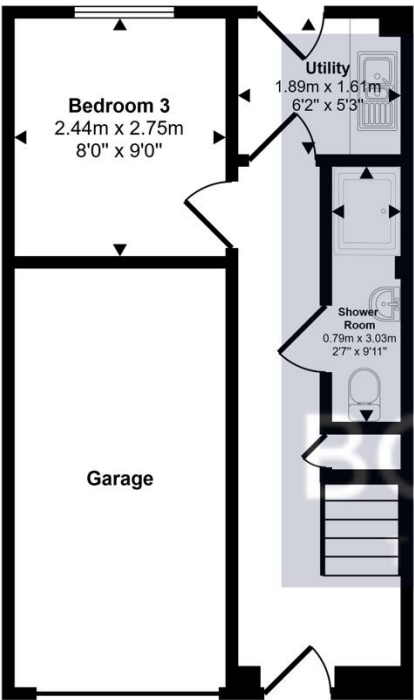
Property Information
Local Council is East Cambridgeshire District Council.
Council Tax Band is C
Property is Freehold with Title number CB332541
Flood Risk is very low.
All main's services are connected.
Restrictive Covenants apply but we are not aware of any Wayleaves, Easements or Rights of Way.
Estimated Broadband Speeds are Standard 8mbps, Superfast 136mbps & Ultrafast 1800mbps.





Floor Plan

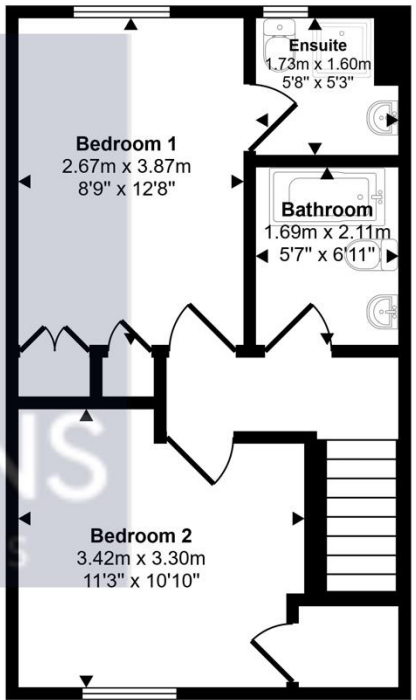
Approx Gross Internal Area
108 sq m / 1160 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 36 sq m / 387 sq ft



Second Floor
Approx 36 sq m / 387 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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		