



55 Perch Chase

Soham , Ely, Cambs, Cb7 6AJ

Guide Price £349,950



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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

Nearly new, 3-bed detached house on this popular new development on the southern outskirts of the town. The property benefits from gas central heating, double glazing, kitchen with integrated appliances, cloakroom, ensuite, dual aspect living room, single garage and driveway for 2 vehicles, solar panels, EV charging point and a walled rear garden. The property also has the remainder of a 10-year building warranty and an EPC rating of 92 (A).

Entrance Hall

Part double glazed entrance door. Stairs to first floor with understairs storage cupboard. Telephone point. Radiator. Spotlights. Central heating thermostat. Laminate flooring.

WC - 1.68m x 0.94m (5'6" x 3'1")

Low level WC. Wall hung wash basin. Radiator. Tiled splash areas. Extractor. Spotlights. Fusebox and Solar Panel control switch.

Living Room - 5.49m x 2.87m (18'0" x 9'5" plus bay)

Double glazed bay window to the side aspect. Double glazed window to the front aspect. Two radiators. Two ceiling light points. TV & Telephone points. Laminate flooring.

Kitchen/Diner - 5.49m x 3.07m (18'0" x 10'1" narrowing to 7'11")

Double glazed window to the front aspect and double-glazed patio doors to the rear garden. Range of kitchen units at base and wall level with work surfaces over. Single bowl stainless steel sink with mixer tap. Tiled splash areas. Space and plumbing for automatic washing machine. Integrated dishwasher. Integrated AEG oven with 4 ring electric hob and an extractor canopy over. Integrated fridge/freezer. Cupboard housing Worcester gas fired boiler serving central heating and hot water. Spotlights to ceiling.

Landing

Double glazed window to the rear aspect. Built-in storage cupboard over stairs. Access to loft space. Spotlights.

Bedroom 1 - 3.63m x 3m (11'11" x 9'10")

Double glazed windows to the front and side aspects. Radiator. Two single built-in wardrobes. Door to:

Ensuite (9'5" x 3'5")

Double glazed window to the rear aspect. Heated towel rail. Low level WC. Shower cubicle. Wall hung wash basin. Tiled splash areas. Extractor. Spotlights to ceiling.

Bedroom 2 - 3.1m x 2.69m (10'2" x 8'10")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Telephone point.

Bedroom 3 - 2.79m x 2.69m (9'2" x 8'10")

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

Bathroom - 2.13m x 1.91m (7'0" x 5'8")

Double glazed window to the front aspect. Low level WC. Wall hung wash basin. Heated towel rail. Tiled splash areas. Panelled bath with mixer tap, shower attachment and screen over. Extractor fan. Spotlights.

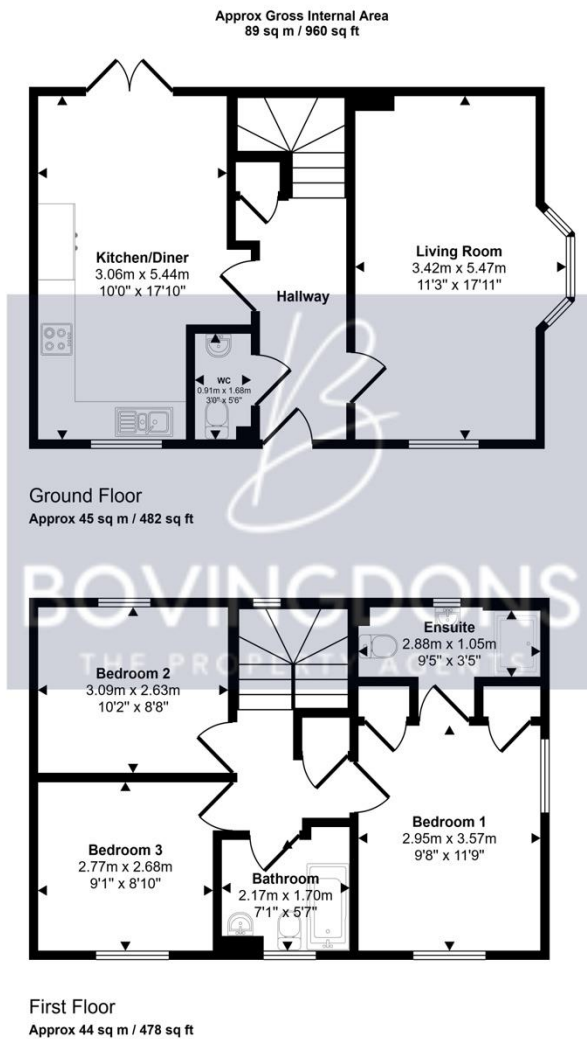
Outside

The rear garden is enclosed by brick walling and is laid mainly to lawn. Patio, personal gate to driveway and outside tap. The frontage has a small landscaped area with path to entrance door, gas and electric meters. There is a driveway providing parking for two vehicles with EV charging station, leading to a single garage with up and over door, light and power.





Floor Plan



Property Information

The property is Freehold

Local council is East Cambridgeshire District Council

Council Tax Band - TBA

EPC Rating is A (92)

All main utilities are connected plus Solar panels and EV Charging point.

We are not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way.

There is a site service charge of circa £384 per annum

Flood risk is low.

Broadband estimated speeds are Standard 14 mbps, Superfast 50 mbps, Ultrafast 1000 mbps.



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.

Energy Efficiency Graph

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