



27 Townsend

Soham, Ely, Cambs, CB7 5DD

Guide Price £395,000



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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 2-bedroom detached bungalow in a non-estate location to the North of the town. The bungalow has a good-sized plot, garage and parking, gas central heating, ducted air conditioning, double glazing, Conservatory, Utility and Ensuite WC and is presented in good order with NO ONWARD CHAIN.

Hallway

Double glazed entrance door and side panel. Access to loft space. Radiator. Built-in storage cupboards with shelving and hanging rail. Air conditioning control. Coved ceiling with light point.

Living Room - 4.72m x 4.04m (15'6" x 13'3")

Double glazed window to the rear aspect. Two radiators. Feature stone-built fireplace surround with electric coal effect fire. TV point. Coved ceiling with light point. Double glazed sliding patio doors:

Kitchen/Diner - 5.26m x 3.2m (17'3" x 10'6")

Range of units at base and wall level with work surfaces over. Double drainer stainless steel sink with mixer tap. Double glazed window to the front aspect. Space for fridge. Space for cooker with extractor over. Radiator. Tiled splash areas. Coved ceiling with fluorescent strip light. The Dining area has double glazed windows to the front and side aspects. Radiator. Coved ceiling with light point.

Utility - 3.1m x 2.36m (10'2" x 7'9")

Double glazed door and window to the rear aspect. Work surface with single bowl stainless steel sink with mixer tap and cupboard under with space for tumble dryer. Plumbing for automatic washing machine. Floor standing Ideal Mexico gas fired boiler serving central heating and hot water. Water softener. Range of shelved cupboards to one wall. Coved ceiling with light point.

Bedroom 1 - 4.09m x 3.78m (13'5" x 12'5")

Double glazed window to the side aspect. Built-in double wardrobes, drawer unit and wooden bed heads. Radiator. Coved ceiling with light point.

Bedroom 2 - 3.33m x 3.23m (10'11" x 10'7")

Double glazed window to the front aspect. Radiator. Built-in double wardrobes with hanging rails and shelving. Coved ceiling with light point. Door to:

Ensuite WC - 1.55m x 0.76m (5'1" x 2'6")

Low level WC. Corner pedestal wash basin. Coved ceiling with light point.

Shower Room - 3.07m x 1.96m (10'0" x 6'5")

Double glazed window to the rear aspect. Radiator. Low level WC. Pedestal wash basin. Shower cubicle. Fully tiled walls. Airing cupboard with hot water tank and shelving. Coved ceiling with light point.

Conservatory - 3.91m x 3.53m (12'10" x 11'7")

Upvc construction with a vaulted ceiling with light point. Air conditioning. Double glazed windows to three aspects with double glazed door to the garden.

Outside

The bungalow sits centrally to a large plot which has been laid mainly to hard landscaping. There is a large stone shingle area to the side and a tarmac driveway and turning area providing off road parking for several vehicles. There is a single garage measuring approximately 18'8" x 8'8" with window to the side aspect, inspection pit, up and over door, power and light. There is a patio area, electric meter cupboard, mature shrub planting and air conditioning units for the conservatory.

Property Information

The property is Freehold - Flood risk is very low. All main Utilities are connected.

There are no restrictive Covenants, Wayleaves, Easements or Rights of way, although the access driveway is shared.

Estimated Broadband Speeds; Standard 14mbps, Superfast 65mbps & Ultrafast 1800 mbps. - Council Tax Band is D

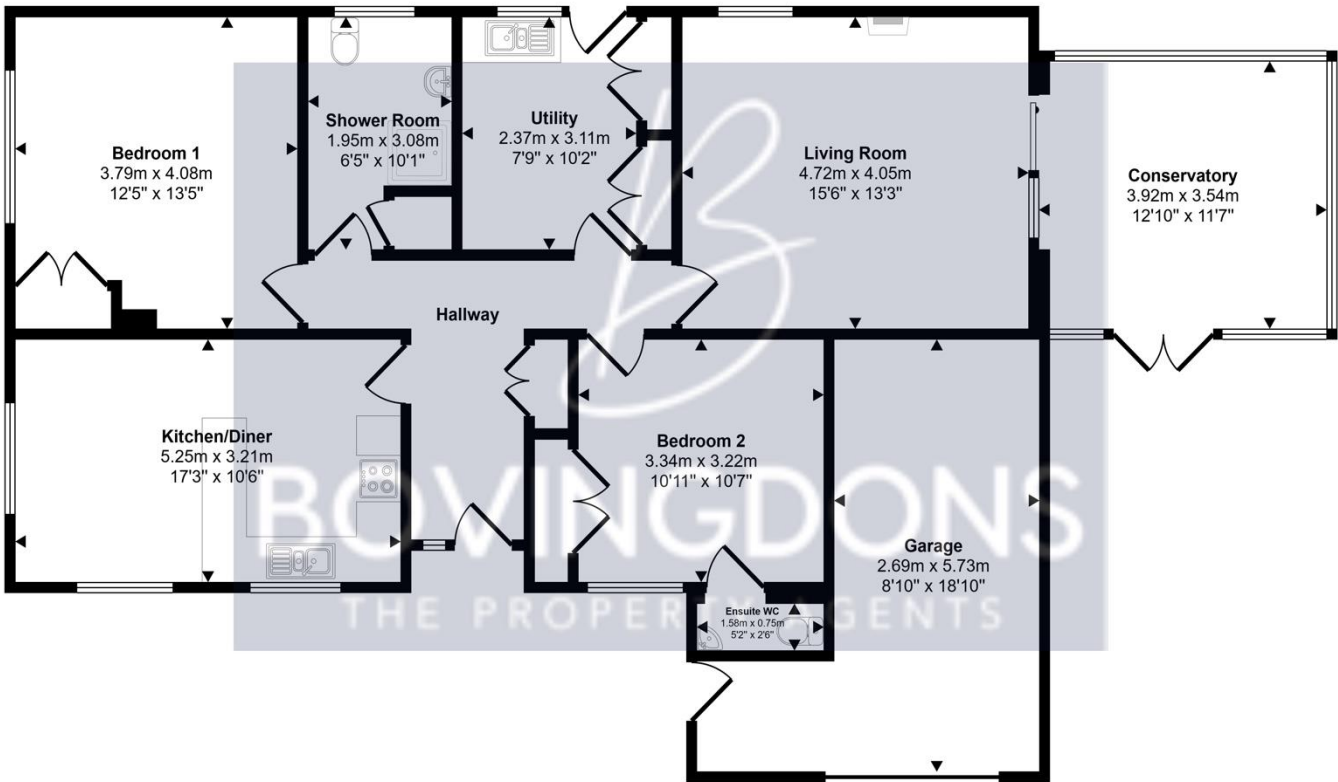
There is a ducted Fujitsu AC System throughout the house





Floor Plan

Approx Gross Internal Area
128 sq m / 1374 sq ft



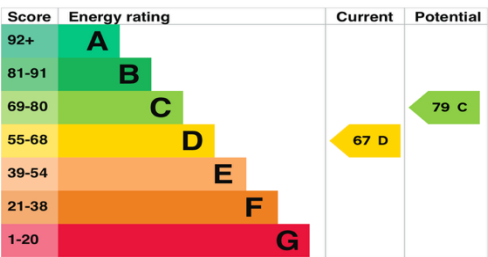
Floorplan

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.

Energy Efficiency Graph



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.