



9a East Fen Common

Soham, Ely, Cambs, CB7 5JH

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 3 primary schools feeding into well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London.

Description

Deceptively spacious, extended and non-estate, 3-bed semi-detached house located on the Common. The property has been extensively improved by the present owners and comprises a large lounge/diner, kitchen & WC on the ground floor, 2 bedrooms and bathroom on the first floor and a master bedroom and ensuite on the second floor. The house benefits from gas fired central heating, double glazing, good decorative order, parking to the front for 2-4 vehicles and a rear garden with large storage shed.

Hall

Part glazed entrance door. Stairs to first floor. Central heating thermostat. Radiator. Mains wired fire alarm. Ceiling light point. Door to:

Lounge Diner - 7.37m x 3.3m (24'2" x 10'10")

Double glazed windows to the front and rear aspects. Two radiators. Spotlights. Ceiling light point. TV Recess. Dimmer switch. Door to Inner lobby. Opening to kitchen.

Inner Lobby

Radiator. Ceiling light point. Understairs storage cupboard. Door to WC.

WC - 0.86m x 1.22m (2'10" x 4'0")

Wall hung WC. Wash basin in vanity unit with mixer tap. Tiled splash area. Extractor. Radiator. Spotlight.

Kitchen - 3.25m x 2.46m (10'8" x 8'1")

Double window and door to the side aspect and rear garden. Range of units at base and wall level with resin marble effect work surfaces incorporating a one and a half bowl sink and drainer and mixer tap. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Space for range cooker with extractor hood over. Extractor. Tiled flooring. Vertical radiator. Underfloor heating. Spotlights.

Landing

Radiator. Cupboard housing hot water tank with shelving. Ceiling light point.

Bedroom 2 - 3.23m x 2.44m (10'7" x 8'0")

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

Bedroom 3 - 2.95m x 2.24m (9'8" x 7'4")

Double glazed window to the rear aspect.
Radiator. Built-in wardrobe. Ceiling light point.

Bathroom - 1.93m x 1.93m (6'4" x 6'4")

Refitted with Panelled bath with mixer tap and shower attachment over. Tiled splash areas.
Vanity unit with inset wash bow with mixer tap and with cupboards under. Shaver socket.
Heated towel rail. Spotlights. Extractor. Double glazed window to rear aspect.

Inner Landing

Radiator. Spotlights. Stairs to Bedroom 1 with Velux double glazed skylight window to the front aspect.

Bedroom 1 - 5.03m x 3.35m (16'6" x 11'0")

Extensive range of fitted wardrobes and cupboards over bed and into the eaves. Double glazed window to the rear aspect and double-glazed Velux skylight window to the front aspect. Telephone points. Radiator. USB plugs. Door to:

**Ensuite** - 2.54m x 1.22m (8'4" x 4'0")

Vanity unit with inset wash bowl and mixer tap.
Wall hung wash basin. Heated towel rail.
Shower cubicle. Shaver socket. Extractor.
Double glazed window to the rear aspect.
Spotlights. Tiled splash areas.

Outside

The frontage is laid mainly to stone chippings with a canopy over the entrance door and a personal gate to the side leading to the rear garden with gas and electric meter cupboards. The rear garden has a patio and an area of artificial lawn, large garden shed with timber fencing to boundaries, outside water tap and power points.

Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is B.

The property is freehold with registered titles CB400629 & CB154704

All main Utilities are connected.

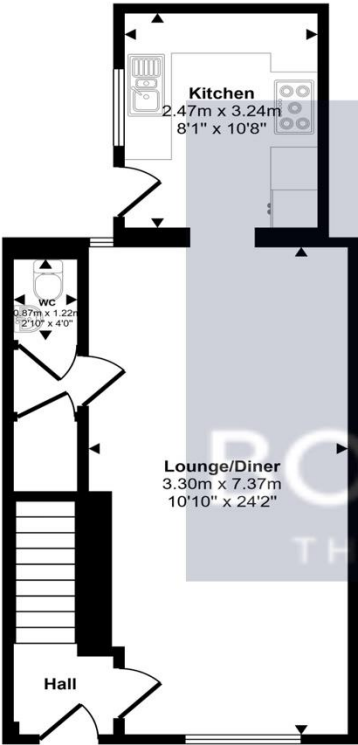
Restrictions apply but the seller is not aware on any Wayleaves, Easements or Rights of Way. Estimated Broadband speeds are Standard 17mbps, Superfast 76mbps & Ultrafast 1800mbps.



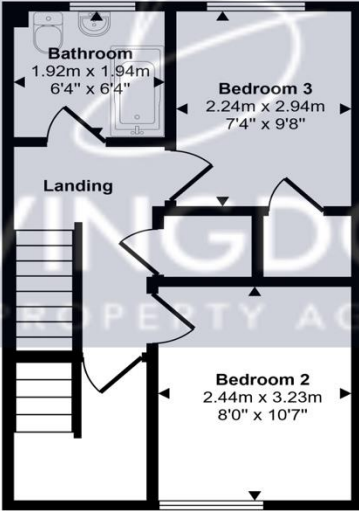


Floor Plan

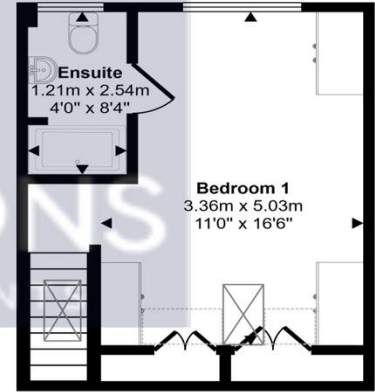
Approx Gross Internal Area
96 sq m / 1035 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft



First Floor
Approx 32 sq m / 343 sq ft



Second Floor
Approx 24 sq m / 259 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.



Energy Efficiency Graph

EPC

COMMISSIONED

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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