



15 West Drive Gardens

Soham, Ely, Cambs, CB7 5EF

Guide Price £239,950



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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

Delightful 2-bed semi-detached cottage with ample off-road parking, good sized gardens, gas central heating and double glazing. The property is presented in good decorative order and has a double-glazed Sunroom to the rear overlooking the garden. A great first-time purchase.

Hall

Hardwood entrance door with stained glass panel. Stairs to first floor. Tiled floor. Ceiling light point.

Kitchen - 3.35m x 2.97m (11'0" x 9'9")

Range of units at base and wall level with roll-top work surfaces over and a circular bowl, stainless steel sink with mixer tap. Tiled splash areas and tiled floor. Double glazed window to the front aspect. Space for cooker. Space for free standing fridge/freezer. Spaces and plumbing for automatic washing machine and dishwasher. Radiator.

Lounge - 4.14m x 2.92m (13'7" x 9'7")

Double glazed window to the rear aspect. Tiled floor. Log burner to chimney recess. Radiator. Understairs storage cupboard. Two wall light points. Ceiling light point. Door to:

Sunroom - 3.71m x 2.69m (12'2" x 8'10")

Double glazed windows to the rear aspect and double-glazed sliding patio doors to the rear garden. Radiator. Spotlights to ceiling with double glazed 'cathedral' skylight.

Landing

Double glazed window to the side aspect. Access to loft space. Ceiling light point.

Bedroom 1 - 3.33m x 2.95m (10'11" x 9'8")

Double glazed window to the front aspect. Radiator. Exposed timber flooring. Over-stairs wardrobe/cupboard. Ceiling light point.

Bedroom 2 - 3.02m x 2.49m (9'11" x 8'2")

Double glazed window to the rear aspect. Radiator. Exposed wood flooring. Ceiling light point.

Bathroom - 2.21m x 1.57m (7'3" x 5'2")

Corner bath with mixer tap and shower attachment. Low level WC. Wash basin ion vanity unit with cupboard under. heated towel rail. Double glazed window to the rear aspect. Half-height wood panelling to walls.

Outside

The frontage has a large area of gravel which provides off road parking for several vehicles and an area of lawn with fruit trees and mature hedging. There is a personal gate to the side leading to the good-sized rear garden.

The rear garden is laid mainly to lawn with flowers and shrubs, timber garden shed, gas meter cupboard, timber fencing to boundaries and a timber deck with pergola.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax band is B. The property is freehold with registered title CB480218

Flood risk is very low.

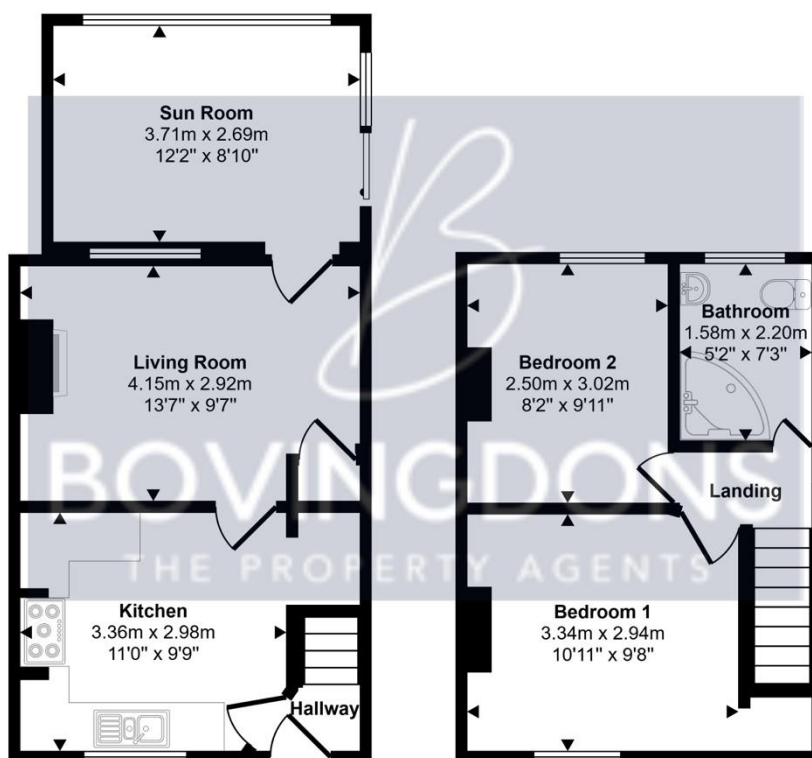
All main utility services are connected. There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way. Estimated Broadband Speeds are Standard 15mbps, Superfast 147mbps and Ultrafast 1800mbps





Floor Plan

Approx Gross Internal Area
62 sq m / 668 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft

First Floor
Approx 26 sq m / 278 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.



Energy Efficiency Graph

EPC

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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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41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723.

Email: info@thebovingdons.co.uk.

<https://www.thebovingdons.co.uk>