



61 Fox Wood North

Soham, Ely, Cambs, CB7 5YR

Guide Price £275,000



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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-bed detached home, built in 1986, is situated in a popular residential location and has gas fired central heating, double glazing, conservatory, driveway and garage. The property requires some cosmetic updating but offers NO ONWARD CHAIN and is an ideal first time /investor purchase.

Hallway

Part double glazed entrance door. Radiator. Stairs to first floor. Coved ceiling with light point. Part glazed door to the living room.

Living Room - 4.47m x 3.84m (14'8" x 12'7")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Three wall light points. TV Point. Open archway to the dining room.

Dining Room - 3.38m x 2.77m (11'1" x 9'1")

Radiator. Telephone point. Coved ceiling with light point. Door to kitchen. Double glazed sliding patio doors to the conservatory.

Kitchen - 3.35m x 2.62m (11'0" x 8'7")

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Double glazed window to the rear aspect and door to the driveway to the side. Radiator. Single electric oven with a 4-burner gas hob above and extractor over. Understairs storage cupboard housing a Vaillant gas fired combination boiler serving central heating and hot water.

Conservatory - 3.25m x 2.69m (10'8" x 8'10")

Brick and Upvc construction with a tiled floor. Double doors to the rear garden and vaulted ceiling.

Landing

Double glazed window to the side aspect. Radiator. Coved ceiling with light point and access to loft space. Airing cupboard with radiator and shelving.

Bedroom 1 - 3.66m x 3.33m (12'0" x 10'11")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bedroom 2 - 3.51m x 2.72m (11'6" x 8'11")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point.

Bedroom 3 - 2.62m x 2.31m (8'7" x 7'7")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point.

Bathroom - 2.11m x 1.88m (6'11" x 6'2")

Panelled bath with shower screen and shower attachment with mixer tap. Fully tiled splash areas. Coved ceiling with light point. Low level WC. Pedestal wash basin. Heated towel rail. Double glazed window to the rear aspect.

Outside

The front has a covered porch and a concrete driveway to the side, with gas and electric meter cupboards, leading to a detached garage and gate into the rear garden.

The rear garden is enclosed with timber fencing and has a small area of lawn. There is a door into the garage which has an up 'n' over door, power, light and a window to the garden.

Property Information

Local Council is East Cambridgeshire District Council and Tax Band is C.

The property is Freehold with registered title CB241665.

Flood risk is very low.

All main utility services are connected.

Covenants apply, but there are no Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 15mbps, Superfast 119mbps & Ultrafast 1800mbps

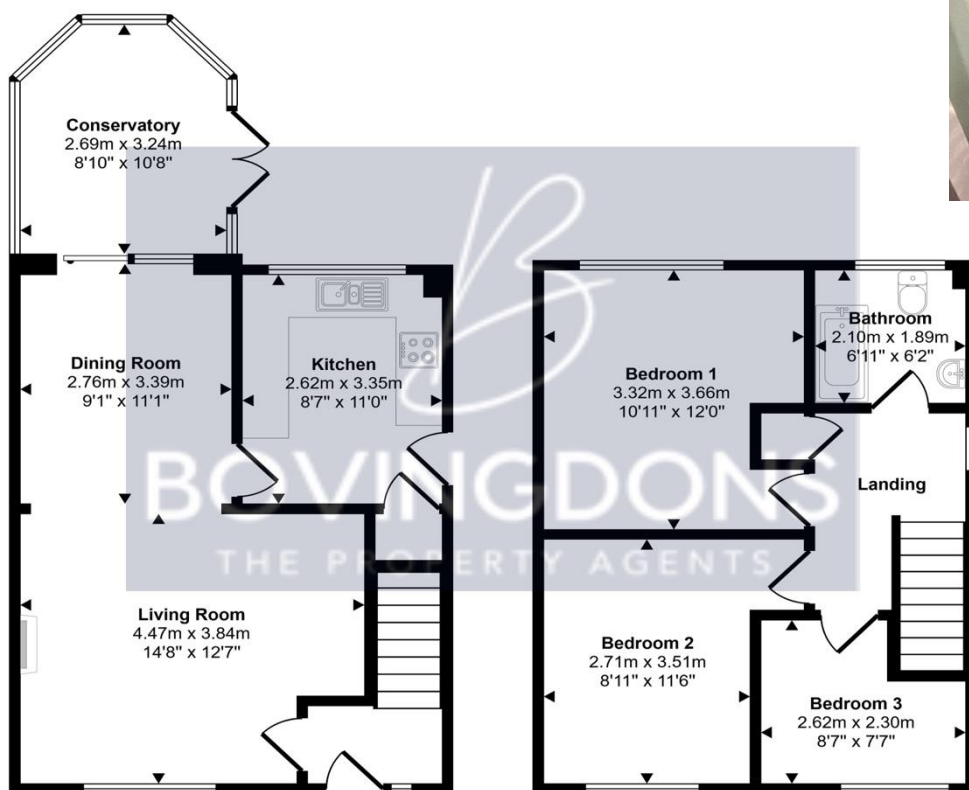
The property is currently tenanted and will be vacant early March 2026





Floor Plan

Approx Gross Internal Area
90 sq m / 964 sq ft



Ground Floor
Approx 49 sq m / 528 sq ft

First Floor
Approx 41 sq m / 437 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

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.

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.