



## 45 Foxwood South

Soham, Ely, Cambs, CB7 5YW

**Guide Price £315,000**





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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

Extended 3-bedroom semi-detached house with a good-sized rear garden and located in a popular residential area. The property benefits from gas fired central heating and double glazing and has a spacious kitchen with a range of integrated appliances, WC and a dual aspect lounge/diner. There is also ample parking to the front and side.

### Entrance Hall - 3.33m x 2.77m (10'11" x 9'1")

Part double glazed entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Spotlights. Arch to Lounge/Diner. Door to:

### WC - 1.75m x 0.81m (5'9" x 2'8")

Double glazed window to the front aspect. Low level WC. Wash basin in vanity unit. Radiator. Tiled splash areas. Spotlights. Fuse Box.

### Lounge Diner - 6.53m x 3.28m (21'5" x 10'9")

Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Radiator. Two ceiling light points. Archway to:

### Kitchen/Breakfast Room - 5.46m x 3.23m (17'11" x 10'7")

Spacious room having been extended by the present owners with a range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Part vaulted ceiling with spotlights and a double-glazed Velux skylight window to the rear aspect. Integrated dishwasher. Integrated washing machine. Integrated under unit freezer. Integrated tall standing fridge freezer. 4-Ring electric hob with splash back and a stainless-steel extractor hood over. Two integrated electric ovens and an integrated microwave oven. Tiled splash areas. Radiator. Cupboard housing Ideal gas fired boiler serving central heating and hot water. Double glazed window to the rear aspect. Double glazed door to the rear garden. Lighting inset to plinth and units.

### Landing

Access to loft space. Storage cupboard.

**Bedroom 1** - 3.2m x 2.72m (10'6" x 8'11")  
Double glazed window to the front aspect.  
Radiator. Ceiling light point. Dimmer switch.

**Bedroom 2** - 3.3m x 2.62m (10'10" x 8'7")  
Double glazed window to the rear aspect.  
Radiator. Ceiling light point.

**Bedroom 3** - 3.06m x 2.64m (10'0.6" x 8'8")  
Double glazed window to the rear aspect.  
Radiator. Ceiling light point.

**Bathroom** - 3.3m x 1.7m (10'10" x 5'7")  
Fully tiled room with double glazed window to the front aspect. 'P' Shaped bath with shower attachment, mixer tap and shower screen.  
Low level WC. Inset wash basin. Heated towel rail. Extractor fan and spotlights.

## Outside

The frontage of the property is laid to tarmac, providing off-street parking for 3-4 vehicles with flower/shrub bedding. Electric meter cupboard and inset entrance porch to entrance door. There is a timber gate to the side leading to the rear garden.

The good-sized rear garden is laid mainly to lawn with timber fencing to boundaries, timber shed and wooden raised planters. Adjacent the house is a decked area with pergola over, outside power points and a water tap.

## Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is C

The property is Freehold with registered title CB282662

Flood risk is very low.

All main utility services are connected.

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

Estimated Broadband speeds are:

Standard 15 mbps, Superfast 80 mbps and Ultrafast 1800mbps.

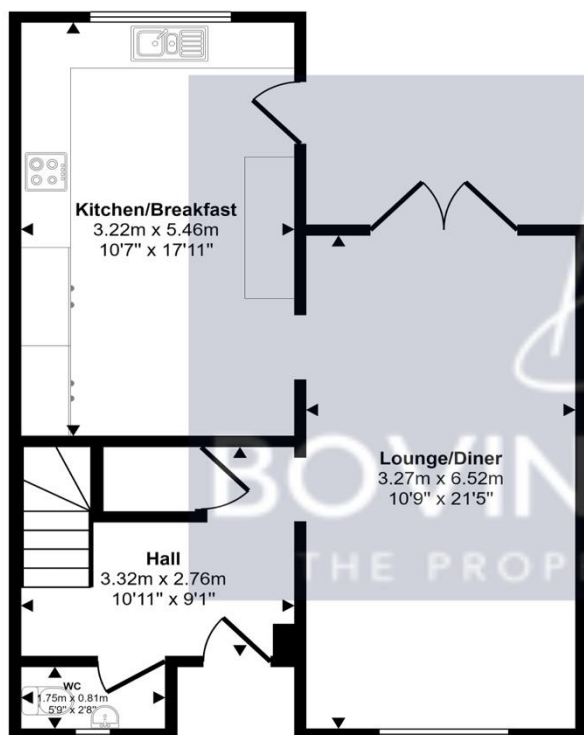




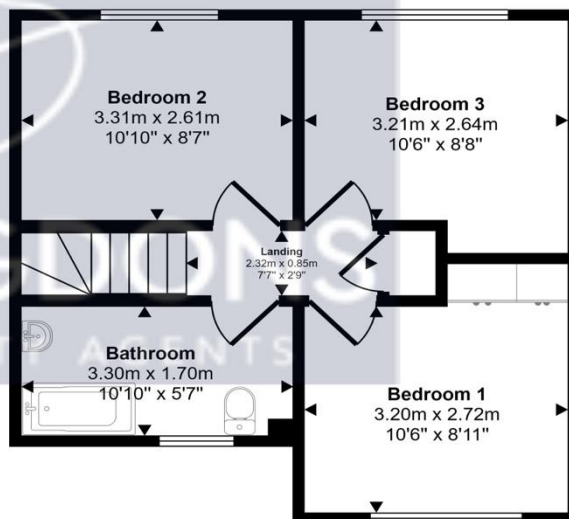


## Floor Plan

Approx Gross Internal Area  
91 sq m / 977 sq ft



Ground Floor  
Approx 51 sq m / 550 sq ft



First Floor  
Approx 40 sq m / 428 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.

## 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.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		