



## 2 Calfe Fen Close

Soham, Ely, Cambs, CB7 5GD

**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 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

Well presented and extended end terraced house over 3 floors, offering 4 bedrooms and accommodation of Family room, Living Room, Kitchen, Dining Room, Utility and WC/Shower room. The frontage has parking for one car and there is an enclosed rear garden. The property has double glazing and gas central heating and is located in a cul-de-sac on the outskirts of the town.

**Porch** - 1.19m x 0.97m (3'11" x 3'2")

Part double glazed entrance door. Spotlight to ceiling. Door to:

**Living Room** - 6.27m x 3.91m (20'7" x 12'10")

Double glazed box bay window to the front aspect with box seating. Two radiators. Stairs to the first floor with understairs storage cupboards. Telephone point. Coved ceiling with two light points. Glazed door to:

**Kitchen** - 3.96m x 2.69m (13'0" x 8'10")

Range of units at base and wall level with roll top work surfaces over and incorporating a one and a half bowl stainless-steel sink with mixer tap. Integrated Bosch oven and grill. 5-Burner gas hob with extractor canopy over. Cupboard housing Baxi Gas fired combination boiler serving central heating and hot water. Tiled splash areas. Ceiling light point. Door to Family Room. Opening to:

**Dining Area** - 3.45m x 3.07m (11'4" x 10'1")

Two Velux double glazed skylight windows to the rear aspect. Radiator. Double glazed patio doors and windows to the rear garden. Spotlights to ceiling. Door to:

**Utility** - 1.6m x 1.27m (5'3" x 4'2")

Part double glazed door to the rear garden. Built-in utility cupboard with room and plumbing for stacked appliances. Ceiling light point. Door to:

**WC/Shower** - 2.34m x 1.6m (7'8" x 5'3")

Shower cubicle to corner. Low level WC. Wash basin in vanity unit with mixer tap. Heated towel rail. Fully tiled. Double glazed window to the side aspect. Door to:

**Family Room/Study** - 4.19m x 2.46m (13'9" x 8'1")

Double glazed window to the front aspect.  
Radiator. Spotlights and ceiling light point.

**Landing** - 4.19m x 2.46m (13'9" x 8'1")

Two ceiling light points. Stairs to second floor.

**Bedroom 1** - 3.91m x 2.69m (12'10" x 8'10")

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

**Bedroom 3** - 3.58m x 1.96m (11'9" x 6'5")

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

**Bedroom 4** - 2.72m x 1.88m (8'11" x 6'2")

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

**Bathroom** - 1.96m x 1.88m (6'5" x 6'2")

Panelled bath with mixer tap and shower attachment over. Low level WC. Wash basin in vanity unit with mixer tap and drawers under. heated towel rail. Tiled splash areas. Double glazed window to the side aspect.



**Second Floor**

**Bedroom 2** - 5.08m x 2.82m (16'8" x 9'3")

Sloped ceiling with Velux double glazed skylight window to the rear aspect. TV point. Radiator. Eaves storage cupboards. Ceiling light point.

**Outside**

The frontage has an area of paving with gas meter cupboard and step to the entrance door. There is a concrete parking space for one vehicle.

The enclosed rear garden is laid mainly to lawn with timber fencing to three sides, raised flower/shrub borders, gate to rear, water tap and timber garden shed.

**Property Information.**

Local Council is East Cambridgeshire District Council - Tax Band is B.

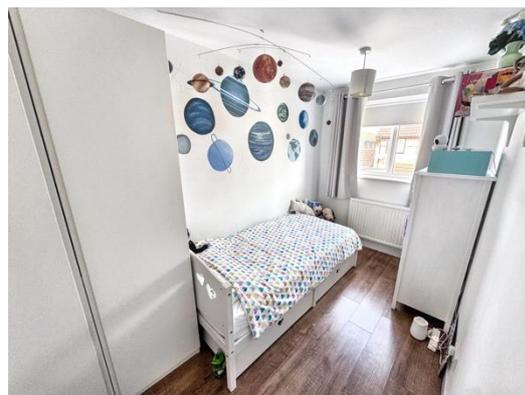
The property is freehold with registered title CB188263

Flood risk is very low

All main utility services are connected.

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

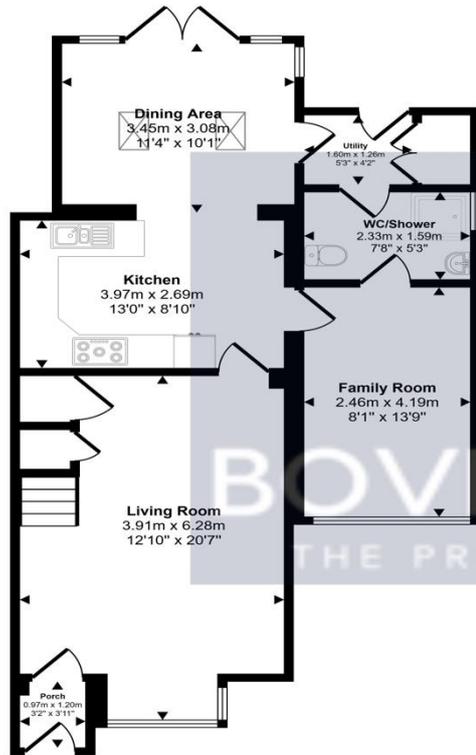
Estimated Broadband speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800mbps





## Floor Plan

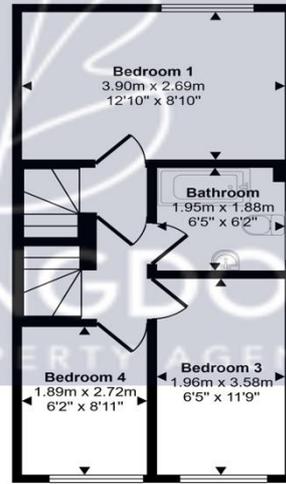
Approx Gross Internal Area  
123 sq m / 1329 sq ft



Ground Floor  
Approx 67 sq m / 716 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.



First Floor  
Approx 33 sq m / 359 sq ft



Second Floor  
Approx 24 sq m / 254 sq ft

## 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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		