



## 9 Cornwell Close

Soham, Ely, Cambs, CB7 5GX

**Guide Price £115,000 (50%)**



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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/A11.

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 highly-rated 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 A1.

## Description

Well-presented 2 bed terraced home being offered under the Shared Ownership scheme. The price guide is for a 50% share (other shares are available) and is a great way for buyers to get on the property market. The property offers two good sized bedrooms, cloakroom, gas central heating, double glazing and allocated parking and is situated in a quiet cul-de-sac. Early viewing recommended.

### Hallway - 4.57m x 1.02m (15'0" x 3'4")

Stairs to first floor with understairs storage cupboard. Part double glazed entrance door. Radiator. Fuse Box. Two ceiling light points. Central heating thermostat.

### WC - 1.8m x 0.76m (5'11" x 2'6")

Low level WC. Wash basin. Tiled splash area. Extractor fan. Tiled floor. Ceiling light point.

### Living Room - 4.47m x 2.82m (14'8" x 9'3")

Double glazed window and double-glazed door to the rear garden. Radiator. TV Point. Two ceiling light points.

### Kitchen/Diner - 4.6m x 2.34m (15'1" x 7'8")

Double glazed window to the front aspect. Range of units at base and wall level with roll top work surfaces over and incorporating a single bowl stainless-steel sink. Tiled splash areas. Wall mounted Glowwarm gas fired boiler serving central heating and hot water. Space for upright fridge/freezer. Space and plumbing for automatic washing machine. Space for free-standing cooker. Tiled floor. Two ceiling light points. Extractor fan. Radiator.

### Landing - 2.06m x 1.73m (6'9" x 5'8")

Access to loft space with ceiling light point. Airing cupboard with hot water tank and shelving. Further storage cupboard with hanging rail. Radiator.

### Bedroom 1 - 3.33m x 3m (10'11" x 9'10")

Double glazed window to the front aspect. Radiator. Ceiling light point. Over stairs cupboard and built-in single wardrobe.

**Bedroom 2 - 4.52m x 2.64m (14'10" x 8'8")**

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

**Bathroom - 2.18m x 1.6m (7'2" x 5'3")**

Panelled bath with shower over. Low level  
WC. Pedestal wash basin. Tiled splash areas.  
Radiator. Extractor fan. Shaver socket. Ceiling  
light point.

**Outside**

The frontage of the property has one allocated  
parking space and visitor parking. There is a  
canopy over the entrance door and there are  
both gas and electric meter cupboards.

The rear garden has a paved patio and is laid  
to lawn with timber fencing and gate to the  
boundaries and a timber garden shed.

**Property Information.**

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

The price shown is for a 50 % share of the  
property

The Housing Association share is with  
Cambridge Housing Society.

Monthly rental based on 50% share is £323.41 -

Monthly service charge is £46.91.

The remaining lease term is 108 years -  
Registered Title is CB350152

Some restriction's apply but there are no  
Wayleaves, Easements or Rights of Way

Estimated Broadband speeds are Standard  
14mbps, Superfast 80mbps and Ultrafast  
1800mbps.

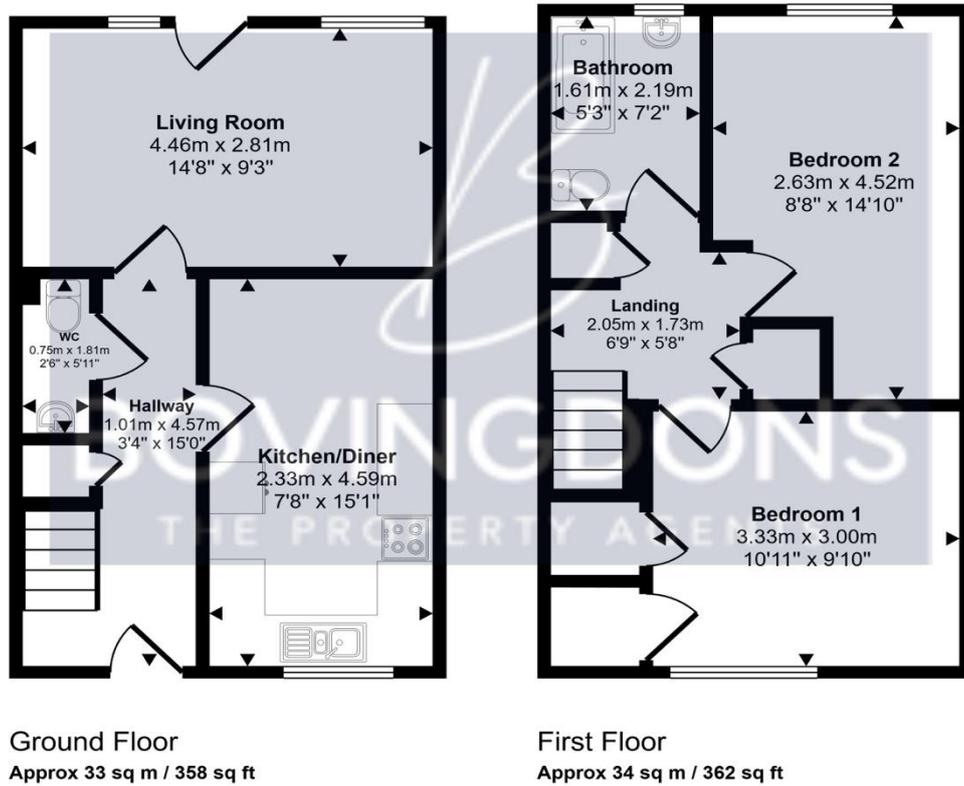
Buyers will have to be financially approved by  
The Housing association prior to final  
acceptance





## Floor Plan

Approx Gross Internal Area  
67 sq m / 720 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 firm's 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             |         | 82 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |