



18 Townsend

Soham, Ely, Cambs, CB7 5DB

Guide Price £325,000



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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 charming cottage has been sympathetically restored and extended by the current owners and benefits from gas central heating, double glazing, garage and storage barn, off road parking, 3 bedrooms, bathroom, open plan kitchen & dining, utility room, WC, and exposed beams with inglenook fireplace to the living room. Early viewing is highly recommended.

Dining Hall - 4.65m x 3.3m (15'3" x 10'10")

Stained glass entrance door. Exposed ceiling beams. Oak flooring. Radiator. Four wall light points. Double glazed window to the front aspect. Stairs to first floor. Fusebox. Cupboard housing Worcester wall mounted gas fired boiler serving central heating and hot water. Opening to kitchen. Door to WC. Door to Utility.

Living Room - 4.52m x 4.47m (14'10" x 14'8")

Double glazed window to the front aspect. Oak flooring. Exposed ceiling and wall beams. Feature Inglenook fireplace (not in use). Six wall light points. Radiator.

WC - 2.21m x 1.5m (7'3" x 4'11")

Attractive tiled floor. Heated towel rail. Low level WC. Tiled splash area. Two wall light points. Wash basin on worktop with mixer tap. Shaver socket. Extractor.

Kitchen - 3.17m x 2.59m (10'5" x 8'6")

Sage coloured units at base and wall level with work surfaces over incorporating a butler sink with mixer tap. Double glazed window to the side aspect and double-glazed door to the rear garden. Spotlights. Integrated fridge/freezer. Integrated dishwasher. Freestanding Classic Leisure cooker with 4-burner gas hob above and stainless-steel extractor over. Tiled splash areas. Mains wired fire alarm. Spotlights.

Utility Room - 2.26m x 1.4m (7'5" x 4'7")

Double glazed window to the rear aspect. Work surface with space and plumbing under for automatic washing machine and tumble dryer. Radiator. Attractive tiled flooring. Spotlights.

Landing

Two wall light points. Mains wired fire alarm. Access to loft space. Exposed wall beams.

Bedroom 1 - 4.5m x 4.47m (14'9" x 14'8")

Double glazed window to the front aspect. Two wall light points & Ceiling light point. Radiator. Exposed wall beams. Storage cupboard.

Bedroom 2 - 3.15m x 2.57m (10'4" x 8'5")

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

Bedroom 3 - 3.2m x 2.57m (10'6" x 8'5")

Double glazed window to the rear aspect. Radiator. Built-in high-level cupboards. Vaulted ceiling. Ceiling light point.

Bathroom - 3.2m x 2.41m (10'6" x 7'11")

Nicely presented white suite of bath with shower screen, mixer tap and rainfall head shower, low level WC and wash basin with mixer tap on a work surface. Double glazed window to the front aspect. Extensive tiling to walls and a tiled floor. Heated towel rail. Shaver socket. Extractor fan. Two wall light points.

Outside

The frontage has a stone chip area providing off road parking and a low open picket style fence. There is a gravel driveway (shared access) to the side which leads to a garage and a storage barn and further parking.

The rear garden is laid to lawn with timber fencing and has a small courtyard patio area.

Property Information.

Local Council is East Cambridgeshire District Council - Council tax band is C.

The property is Freehold with registered title CB248334

Flood risk is very low.

All main utility services are connected.

Restrictions apply but there are no Wayleaves or Easements.

The driveway to the side has neighbour's rights of access.

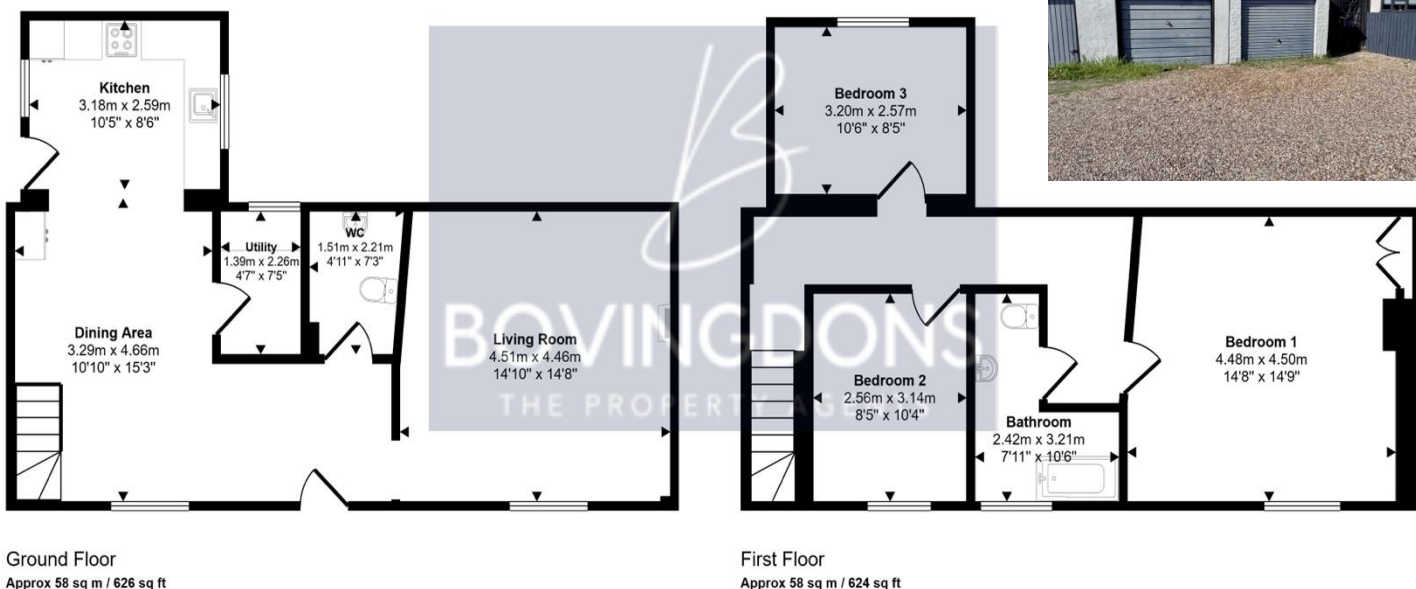
Estimated broadband speeds are Standard 16mbps, Superfast 80mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
116 sq m / 1250 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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