



## 17 Perch Chase

Soham, Ely, Cambs, CB7 6AJ

**Guide Price £349,950**



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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 well presented 3-bedroom detached home, built by Orbit homes in 2022, offers gas central heating, double glazing, living room, kitchen diner, Wc, ensuite, and a single garage and driveway and is located on this popular development to the south of the town. Viewing recommended.

## Hallway

Part double glazed entrance door. Stairs to first floor. Radiator. Spotlights. Mains wired fire alarm. Telephone point. Under stairs storage area. Central heating thermostat.

**WC** - 1.75m x 0.89m (5'9" x 2'11")

Low level WC. Wall hung wash basin with mixer tap. Radiator. Tiled splash areas. Spotlights.

**Living Room** - 4.65m x 3.15m (15'3" x 10'4")

Double glazed bay window to the front aspect. Radiator. Wood panelling to one wall. TV & Telephone points. Ceiling light points.

**Kitchen/Diner** - 5.87m x 2.97m (19'3" x 9'9")

Range of units at base and wall level with work surfaces over and incorporating a single bowl, stainless-steel sink with mixer tap. Tiled splash areas. Space and plumbing for automatic washing machine. Integrated single oven and AEG electric hob over with extractor above. Integrated dishwasher. Space for tumble dryer. Integrated fridge freezer. Usb plugs. Spotlights. Mains wired fire alarm. Radiator. Wood panelled wall. Double glazed patio doors to the rear garden.

## Landing

Access to loft space. Mains wired fire alarm. Spotlights. Built-in storage cupboard.

**Bedroom 1** - 3.43m x 3.2m (11'3" x 10'6")

Double glazed window to the rear aspect. Radiator. Ceiling light point and two wall light points.. Wood panelling to wall. Built-in double wardrobe. Door to:

**Ensuite - 2.29m x 1.3m (7'6" x 4'3")**

Shower cubicle. Low level WC. Wall hung wash basin with mixer tap. Heated towel rail. Spotlights. Extractor fan.

**Bedroom 2 - 3.25m x 2.72m (10'8" x 8'11")**

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

**Bedroom 3 - 3.4m x 2.64m (11'2" x 8'8")**

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

**Bathroom - 2.57m x 1.83m (8'5" x 6'0")**

Panelled bath with shower screen and shower over with mixer tap. Heated towel rail. Wall hung wash basin. Low level WC. Extractor fan. Spotlights. Double glazed window to the front aspect.

**Outside**

The frontage has a small area of front garden with grass and shrubs, paved pathway to a canopied entrance door, gas and electric meter cupboards and a driveway to the side with EV Charging point leading to the single garage.

There is a personal gate from the driveway to the rear garden.

The rear garden is nicely landscaped and laid mainly to lawn with patio, shrub bedding, outside water tap and small timber shed with timber fencing to boundary.

**Property Information.**

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

The property is freehold with registered title CB474349

Flood risk is very low.

All main utilities are connected.

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

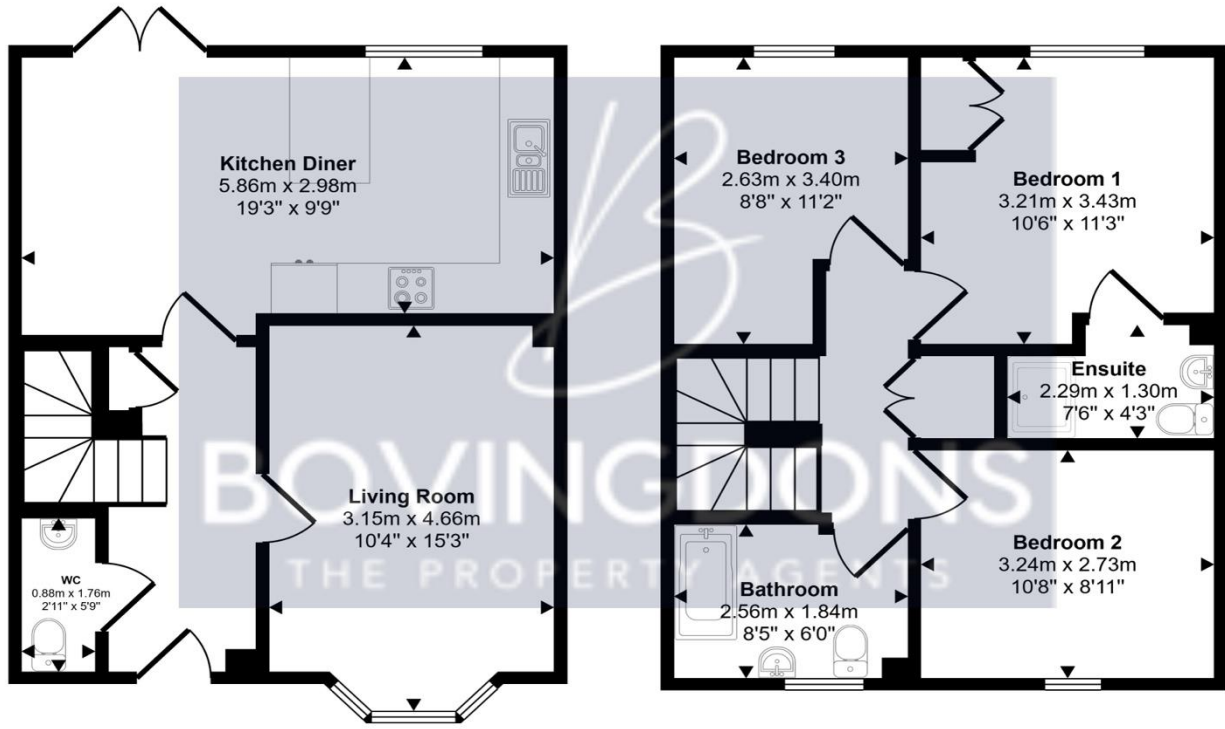
Estimated broadband speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800mbps.





## Floor Plan

Approx Gross Internal Area  
88 sq m / 948 sq ft

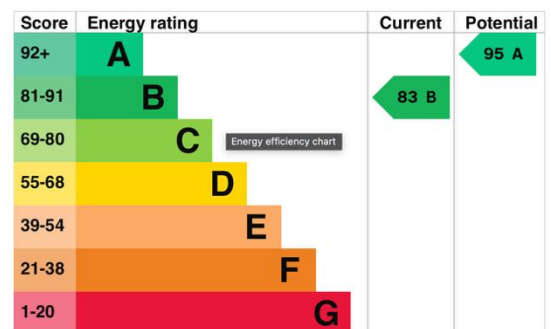


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



17 Perch Chase Soham ELY CB7 6AJ	Energy rating <b>B</b>
Valid until 26 July 2032	Certificate number 7432-9333-7000-0303-4226

## Energy Efficiency Graph



## 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.