



16 Holmes Lane

Soham, Ely, Cambs, CB7 5JP

Guide Price £349,995



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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 non-estate detached bungalow offers 3 bedrooms, dining room, living room, kitchen, utility, shower room, driveway for 3 cars and single garage with workshop, private rear garden and benefits gas central heating and double glazing. Requiring some updating, there is no onward chain and viewing is recommended.

Entrance Hall.

Part double glazed entrance door. Coved ceiling with light point. Double doors to storage cupboard with shelving. Brick arch to inner hallway with two wall light points. Coved ceiling with light point.

Living Room - 4.42m x 3.99m (14'6" x 13'1")
Triple aspect double glazed windows. Coved ceiling. Two wall light points. Skirting radiators. Gas fired, coal effect fire on marble hearth with full-height feature brick fireplace and TV shelf. Multi-paned double doors to Dining room.

Dining Room - 3.02m x 2.97m (9'11" x 9'9")
Double glazed sliding patio doors to rear garden. Two wall light points. Coved ceiling with ceiling light point. Radiator.

Kitchen - 3.53m x 3.4m (11'7" x 11'2")
Range of units at base and wall level with roll top work surfaces over incorporating a one and a half bowl sink with mixer tap. Integrated under worktop fridge. Integrated Indesit oven and grill. Neff 4-burner gas hob. Integrated freezer Integrated Russell Hobbs Microwave. Double glazed windows to the side and rear aspects. Multi-paned double doors to the dining room. Tiled floor. Wood panelled ceiling with spotlights.

Utility Room - 2.24m x 1.78m (7'4" x 5'10")
Work surface with double bowl stainless steel sink with mixer tap and cupboards under with spaces and plumbing for automatic washing machine and tumble dryer. Wall mounted Ideal gas fired boiler serving central heating and hot water. Storage cupboard with shelving. Fuse box. Double glazed door and window to the rear aspect and driveway. Multi-paned door from hall. Multi-paned door to kitchen.

Bedroom 1 - 3.63m x 3.38m (11'11" x 11'1")

Double glazed window to rear aspect.
Radiator. Coved ceiling with light point. Two double wardrobes. TV Point.

Bedroom 2 - 3.3m x 3.05m (10'10" x 10'0")

Double glazed window to the front aspect.
Radiator. Coved ceiling with light and fan.
Built-in double wardrobe. Further wardrobe with over-bed cupboards and bedside drawers.

Bedroom 3 - 3.1m x 2.31m (10'2" x 7'7")

Double glazed window to the front aspect.
Radiator. ceiling light point. Built-in double wardrobe.

Shower Room - 2.59m x 2.24m (8'6" x 7'4")

Walk-in shower with grip rails and rainfall shower head. Tiled floor. heated towel rail.
Low level WC. Wash basin in vanity unit with drawers under. Double glazed window to the rear aspect. Radiator. Spotlights. Extractor fan.



Outside

The frontage of the property is enclosed by a low brick wall and has a gate leading via a path to the entrance door. There is flower and shrub bedding and a gate into the rear garden to one side and to the other side a path leads to the driveway to the rear.

The concrete driveway to the rear is accessed through wrought iron gates providing off road parking for 3 cars and leads to a Single garage with workshop area, windows to side and WC with window. Gas and Electric meter cupboard. Gate into rear garden which is mainly block paved with flower & shrub bedding, stone chip borders brick walling and timber fencing to boundaries. Gate to the front. Outside light.

Property Information

The property is Freehold with registered title CB302617.

All main utilities are connected.

Flood risk is very low.

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

Estimated broadband speeds are Standard 14mbps, Superfast 152mbps & Ultrafast 1800mbps

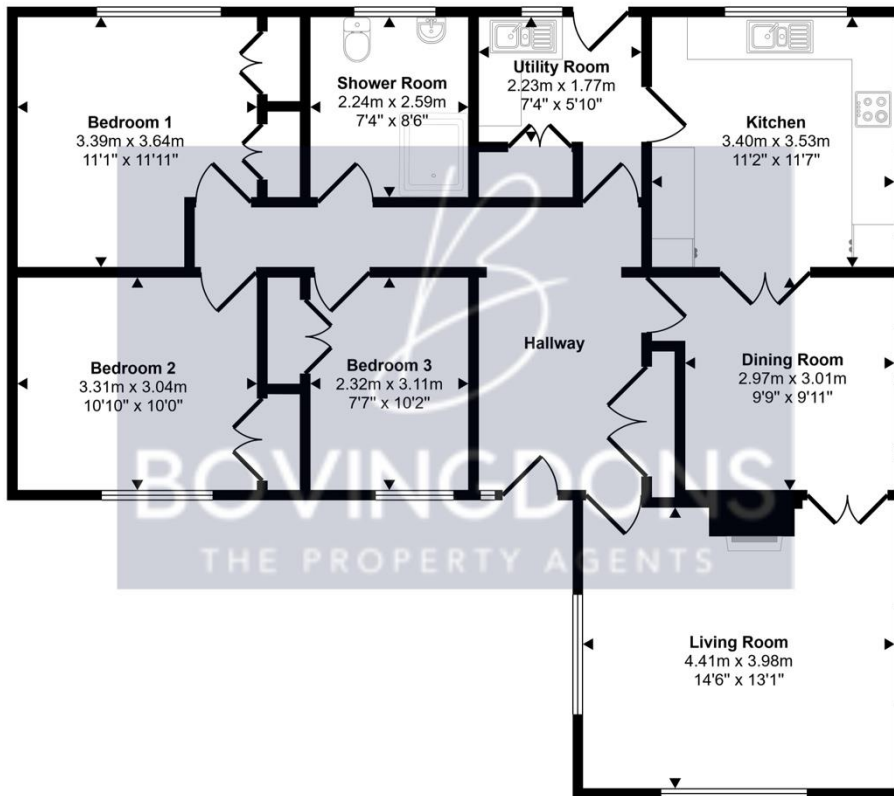
Local council is East Cambridgeshire District Council - Council Tax Band is D.

NO ONWARD CHAIN.



Floor Plan

Approx Gross Internal Area
102 sq m / 1102 sq ft



Floorplan

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

EPC

COMMISSIONED

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.