



## 11 Skimmer Chase

Soham, Ely, Cambs, CB7 6AW

**Guide Price £375,000**



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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, 3-bedroom detached house with gas central heating, double glazing, single garage and parking, WC, Ensuite, kitchen with appliances and a Utility area and located on a popular residential development built by Hopkins Homes circa 2022. The property has a larger than average rear garden backing onto an area of woodland. Viewing is highly recommended.

## Hallway

Stairs to first floor. Central heating thermostat. Radiator. Mains wired fire alarm. Coved ceiling with light point.

**WC** - 1.35m x 1.02m (4'5" x 3'4")

Low level WC. Pedestal wash basin. Tiled splash back. Coved ceiling with light point. Extractor fan. Radiator.

**Living Room** - 5.41m x 3.25m (17'9" x 10'8")

Double glazed patio doors to the rear garden and double-glazed windows to the front and side aspects. Two radiators. TV & Telephone point. Coved ceiling with two light points.

**Kitchen/Diner** - 5.44m x 2.87m (17'10" x 9'5")

Dual aspect with double glazed windows to the front and rear. Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Integrated Neff double oven, Neff 4-burner gas hob and Neff stainless steel extractor over. Integrated dishwasher. Space for upright fridge/freezer. Tiled splash areas. Two radiators. Tiled floor. Coved ceiling with two light points.

**Utility Area** - 2.08m x 1.93m (6'10" x 6'4")

Cupboard housing wall mounted Ideal Gas fired boiler serving central heating and hot water. Work surface with cupboards under and space & plumbing for automatic washing machine. Part double glazed door to the rear garden Coved ceiling with spotlight. Fuse box. Tiled floor. Under stairs storage cupboard.

## Landing

Radiator. Double glazed window to the rear aspect. Storage cupboard with shelving. Airing cupboard with hot water tank and shelving. Mains wired fire alarm.

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

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in wardrobes. Door to:

## Ensuite - 1.96m x 1.63m (6'5" x 5'4")

Double shower cubicle. Pedestal wash basin. Low level WC. Double glazed window to the front aspect. Ceiling light point. Extractor fan radiator. Shaver socket.

## Bedroom 2 - 3.3m x 2.92m (10'10" x 9'7")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in over stairs bulkhead cupboard.

## Bedroom 3 - 3.02m x 2.06m (9'11" x 6'9")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Access to loft space. Telephone point.

## Bathroom - 2.06m x 1.85m (6'9" x 6'1")

Panelled bath and mixer tap and screen with shower over. Double glazed window to the side aspect. Pedestal wash basin. Low level WC. Radiator. Half tiled walls. Shaver socket. Extractor. Ceiling light point.

## Outside

The frontage has two small areas of grass and a path to the entrance door and gas and electric meter cupboards. Driveway for one vehicle leading to the single garage which has an up and over door, power, light and door to the rear garden.

A particular benefit of this property is the larger than average rear garden which has a large patio and area laid to lawn with timber fencing to boundaries and a timber garden shed, outside water tap and a wall light point. There is a door to the garage and a gate to the driveway.

## Property Information.

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

The property is Freehold with registered title CB467147

Flood risk is very low.

All main utility services are connected

Site service charge for the communal areas is circa £235 per annum.

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

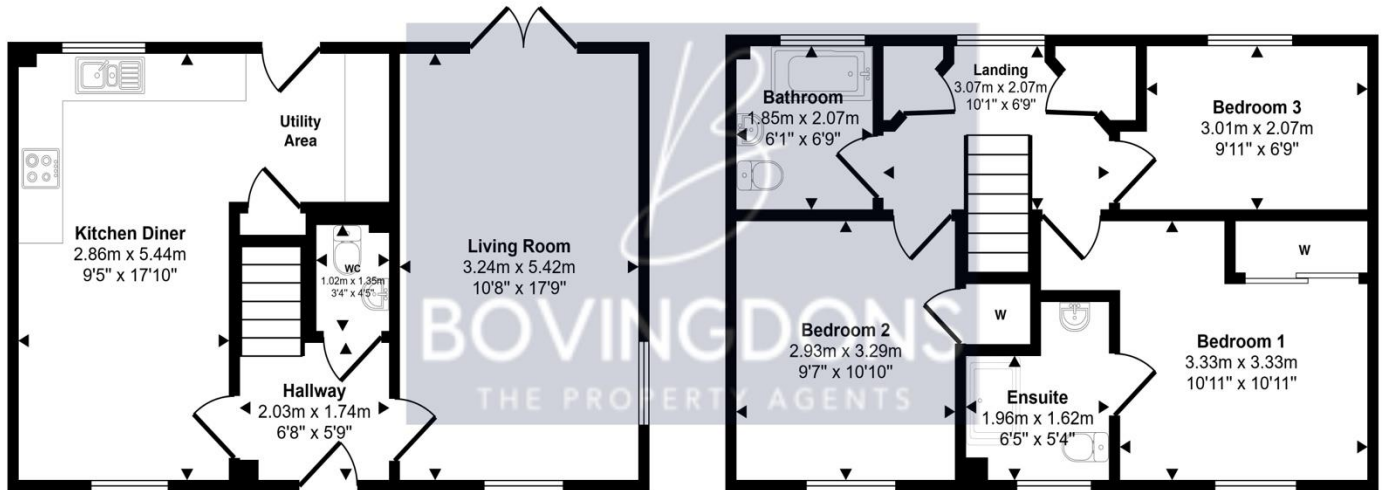
Estimated broadband Speeds are Standard 15mbps, Superfast 59mbps & Ultrafast 1800mbps





## Floor Plan

Approx Gross Internal Area  
93 sq m / 1005 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft

First Floor  
Approx 48 sq m / 513 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.

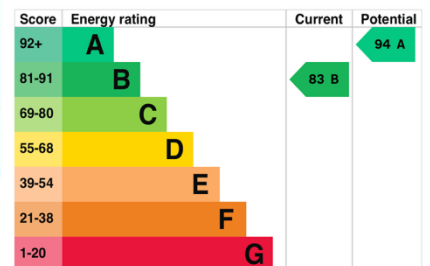


## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

11 Skimmer Chase Soham ELY CB7 6AW	Energy rating <b>B</b>
Valid until 2 December 2031	Certificate number 9711-3727-1626-2409-7131

## Energy Efficiency Graph



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.