



**5 The Mallows, Fordham Road,  
Soham, Ely, Cambs, CB7 5FP**

**Guide Price £265,000**



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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 well presented 3-bed mid terrace home was built by Hopkins Homes in 2014 on this popular development just off Fordham Road to the south of the High Street and offers gas fired central heating, double glazing, WC and two allocated parking spaces. An ideal first-time purchase or investment property, early viewing is recommended.

## Hallway

Multi-paned double glazed entrance door. Coved ceiling and light point. Stairs to first floor. Radiator. Central heating thermostat.

**WC** - 1.85m x 0.86m (6'1" x 2'10")

Low level WC. Radiator. Pedestal wash basin. Coved ceiling with light point.

**Lounge Diner** - 4.93m x 4.5m (16'2" x 14'9")

Double glazed door and double-glazed window to the rear garden. Two radiators. Coved ceiling with two light points. TV point. Understairs storage cupboard with fuse box.

**Kitchen** - 2.69m x 2.51m (8'10" x 8'3")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Tiled splash areas. Double glazed window to the front aspect. Spaces and plumbing for automatic washing machine and dishwasher. Space for upright fridge freezer. Built-in Hotpoint double oven with 4-burner gas hob over and a stainless-steel extractor hood over. TV and telephone points. Extractor fan. Coved ceiling and light point.

## Landing

Radiator. Access to loft space. Ceiling light point. Over stairs bulkhead storage cupboard.

**Bedroom 1** - 3.53m x 2.74m (11'7" x 9'0")

Double glazed window to the rear aspect. Radiator. Telephone point. Central heating thermostat. Built-in double wardrobe with hanging rails. Coved ceiling with light point.

**Bedroom 2 - 2.9m x 2.74m (9'6" x 9'0")**

Double glazed window to the front aspect.  
Radiator. Coved ceiling with light point.

**Bedroom 3 - 2.44m x 2.06m (8'0" x 6'9")**

Double glazed window to the rear aspect.  
Radiator. Coved ceiling with light point.

**Bathroom - 2.03m x 1.83m (6'8" x 6'0")**

Panelled bath with mixer tap, shower screen and shower attachment over. Low level WC. Pedestal wash basin with mixer tap. Double glaze window to the front aspect. Tiled splash areas. Extractor fan. Radiator. Shaver socket. Coved ceiling with light point.

**Outside**

The frontage has a small path to the entrance door with a canopy over. Gas meter cupboard and mature hedging to the boundary. The rear garden is enclosed with timber fencing with a personal gate to the rear parking area where there are two allocated parking spaces. There is a paved patio with outside water tap and an area of artificial turf.

**Property Information**

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

The property is Freehold with registered title CB394358

Built by Hopkins Homes circa 2014.

All main services are connected

Flood risk is very low

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

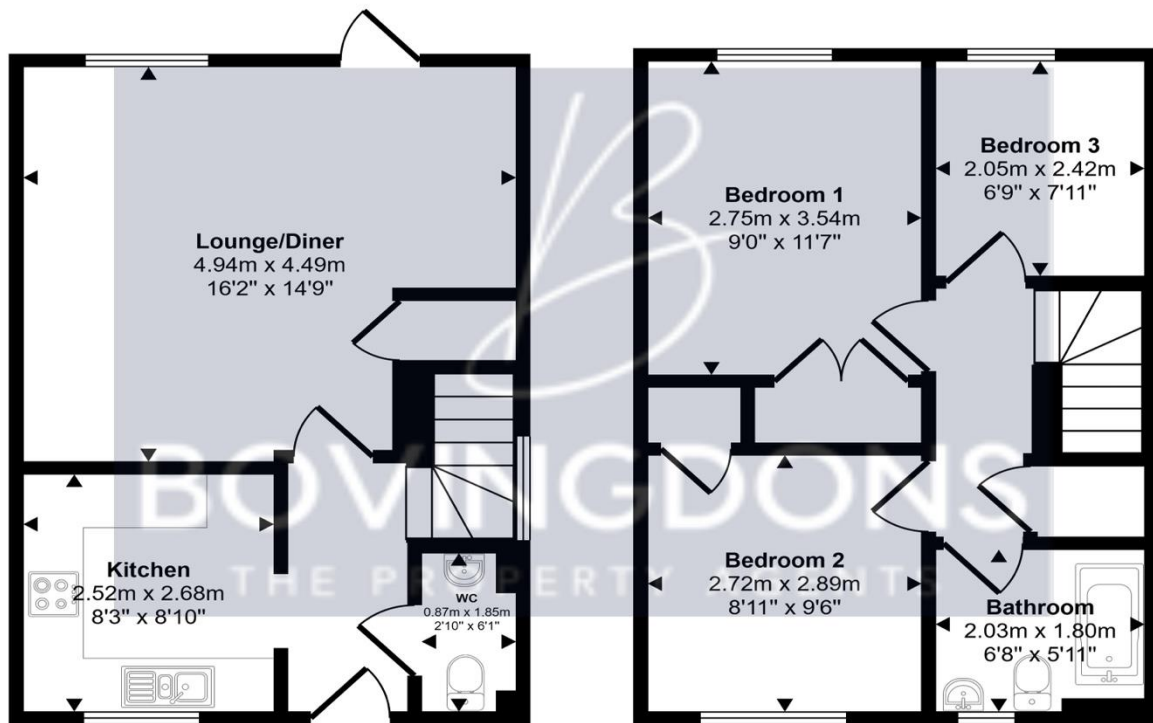
Estimated broadband speeds are Standard 16mbps, Superfast 157mbps & Ultrafast 1800mbps





## Floor Plan

Approx Gross Internal Area  
72 sq m / 777 sq ft



**Ground Floor**  
Approx 36 sq m / 388 sq ft

**First Floor**  
Approx 36 sq m / 389 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		89 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.