



17 Martin Close

Soham, Ely, Cambs, CB7 5EJ

Guide Price £274,995



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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 3-bed semi-detached house is located in a quiet cul-de-sac and benefits from double glazing, gas fired warm air heating, driveway with parking for 2-3 vehicles, converted garage and a private rear garden. The property would make a good first-time purchase and is presented in good decorative order.

Entrance Hall - 2.16m x 1.19m (7'1" x 3'11")

Double glazed windows to the front and side aspects and part double glazed entrance door. Door into the former garage (now Store/Utility). Door to Living Room.

Store/Utility

(Previously the integral garage and suitable for a variety of purposes subject to some minor work).

Double glazed window to the front aspect. Fluorescent strip light. Cupboard housing fuse box. Utility Area.

Lounge Diner - 6.5m x 3.56m (21'4" x 11'8")

Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Two wall light points. Warm air vent. Dimmer switch. Stairs to first floor. Multi-paned door to the kitchen.

Kitchen - 3.15m x 2.69m (10'4" x 8'10")

Range of units at base and wall level with work surfaces over and incorporating a single bowl stainless steel sink with mixer tap. Cupboard housing Johnson & Starley gas fired boiler serving warm air central heating system. Double glazed window to the rear aspect. Double glazed door to the side. Spaces and plumbing for automatic washing machine, tumble dryer and fridge. Space for free standing gas cooker. Ceiling light point.

Landing

Double glazed window to the side aspect. Cupboard housing hot water tank and shelving. Ceiling light point.

Bedroom 1 - 4.04m x 2.82m (13'3" x 9'3")

Double glazed window to the rear aspect. Built-in wardrobes and drawer units. Ceiling light point.

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

Double glazed window to the rear aspect. Access to loft space. Ceiling light point.

Bedroom 3 - 3.15m x 2.39m (10'4" x 7'10")

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

Bathroom - 1.85m x 1.7m (6'1" x 5'7")

Panelled bath with Bristan electric shower over and shower screen. Wash basin in vanity unit. Tiled splash areas. Double glazed window to the front aspect.

WC - 1.4m x 0.99m (4'7" x 3'3")

Double glazed window to the front aspect. Low level WC. Half tiled walls.

Outside

The frontage has a generous lawn and a driveway providing off road parking for 2+ vehicles. There is a wrought iron gate to the side, leading to the rear garden.

The rear garden has a paved patio, steps up to a lawned area with timber fencing to boundaries and a timber garden shed and outside water tap.

Property Information.

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

The property is freehold with registered title CB6071

Flood risk is very low

All main utility services are connected
Restrictions apply but there are no wayleaves, Easements or Rights of Way

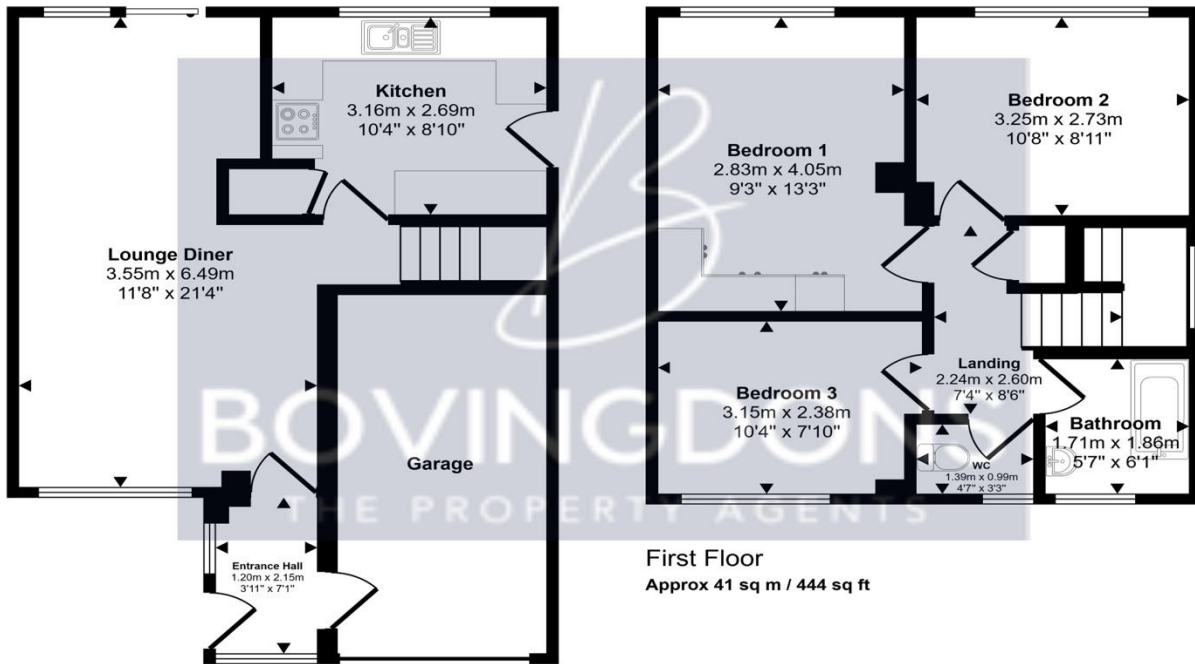
Estimated broadband speeds are Standard 15mbps, Superfast 77mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
91 sq m / 981 sq ft



First Floor
Approx 41 sq m / 444 sq ft

Ground Floor
Approx 50 sq m / 536 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

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.