



7a Townsend

Soham, Ely, Cambs, CB7 5DB

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/A11.

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 highly-rated 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

Spacious detached family home of almost 1900 sq. feet, which requires some updating, but benefits from gas central heating, double glazing, double garage and further off-road parking, WC/Shower Room, Study, good sized rear garden, 30' Lounge/Diner, conservatory and NO ONWARD CHAIN. Arrange your viewing today.

Entrance Lobby

Part double glazed entrance door. Ceiling light point. Tiled floor. Radiator. Door to Inner Hall. Door to WC

WC - 3.33m x 1.09m (10'11" x 3'7")

Pedestal wash basin. Low level WC. Shower cubicle with Triton electric shower. Radiator. Tiled floor. Double glazed window to the rear aspect.

Inner Hall

Open tread staircase to the first floor. Radiator. Tiled floor. Coved ceiling with light point. Telephone point.

Utility - 2.77m x 1.73m (9'1" x 5'8")

Double glazed window to the side aspect. Fuse Box. Wall mounted Veissman gas fired boiler serving central heating and hot water. Boiler programmer. Ceiling light point.

Study - 2.87m x 2.77m (9'5" x 9'1")

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

Kitchen - 4.72m x 2.79m (15'6" x 9'2")

Range of units at base and wall level with work surfaces over and incorporating two single inset sink bowls with mixer tap. Tiled splash areas and tiled floor. Double glazed windows to the front and side aspects. Serving hatch to Lounge/Diner. TV point. Bosch integrated single oven. AEG induction hob with warming plate and a Rangemaster extractor canopy over.

Lounge Diner - 8.92m x 4.29m (29'3" x 14'1")
Spacious dual aspect with double glazed box bay window to the front aspect and double-glazed patio doors to the rear aspect leading to the conservatory. Three radiators. Three TV points. Seven wall light points Coved ceiling. Central heating thermostat. Feature Inglenook fireplace on a brick hearth with large metal canopy.

Conservatory - 4.29m x 2.49m (14'1" x 8'2")
Aluminium construction with glass to three sides and sloping glass ceiling.

Landing

Radiator. Access to loft space. Double doors to airing cupboard with hot water tank and shelving. Double glazed window to the rear aspect. Coved ceiling with light point.

Bedroom 1 - 4.37m x 4.34m (14'4" x 14'3")
Double glazed window to the rear aspect. Radiator. Coved ceiling. Four wall light points. TV Point.



Bedroom 2 - 4.42m x 4.34m (14'6" x 14'3")
Double glazed window to the front aspect. Radiator. Coved ceiling. Four wall light points. TV Point.

Bedroom 3 - 4.72m x 2.77m (15'6" x 9'1")
Double glazed window to the front aspect. Radiator. Coved ceiling. Three wall light points. TV Point.

Bedroom 4 - 3.53m x 2.77m (11'7" x 9'1")
Double glazed window to the side aspect. Radiator. Coved ceiling with light point. TV Point.

Bathroom - 2.77m x 2.29m (9'1" x 7'6")
Sunburst suite of panelled bath, pedestal wash basin, low level WC and bidet. Tiled splash areas. Radiator. ceiling light point. Double glazed window to the rear aspect.

Outside

The frontage is laid mainly to concrete parking area behind a low brick wall. with flower/shrub bedding to borders.

The rear garden has a greenhouse, garden shed, outside tap, timber fencing to the boundaries with a gate to the side, gate to the front and gate to the driveway in front of double garage. The double garage measures approximately 23'2" x 22'11" with two up and over doors, power, light and personal door to the rear garden. There is access via a side passage with gas and electric meters to the front.

Property Information

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

The property is Freehold with registered title CB323700

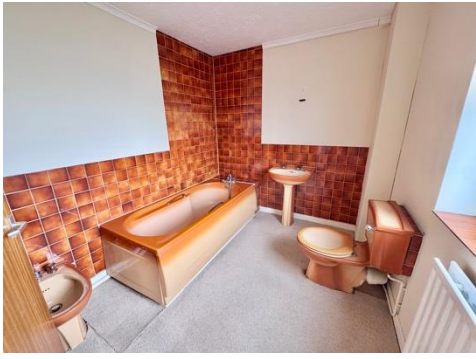
Flood risk is very low.

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

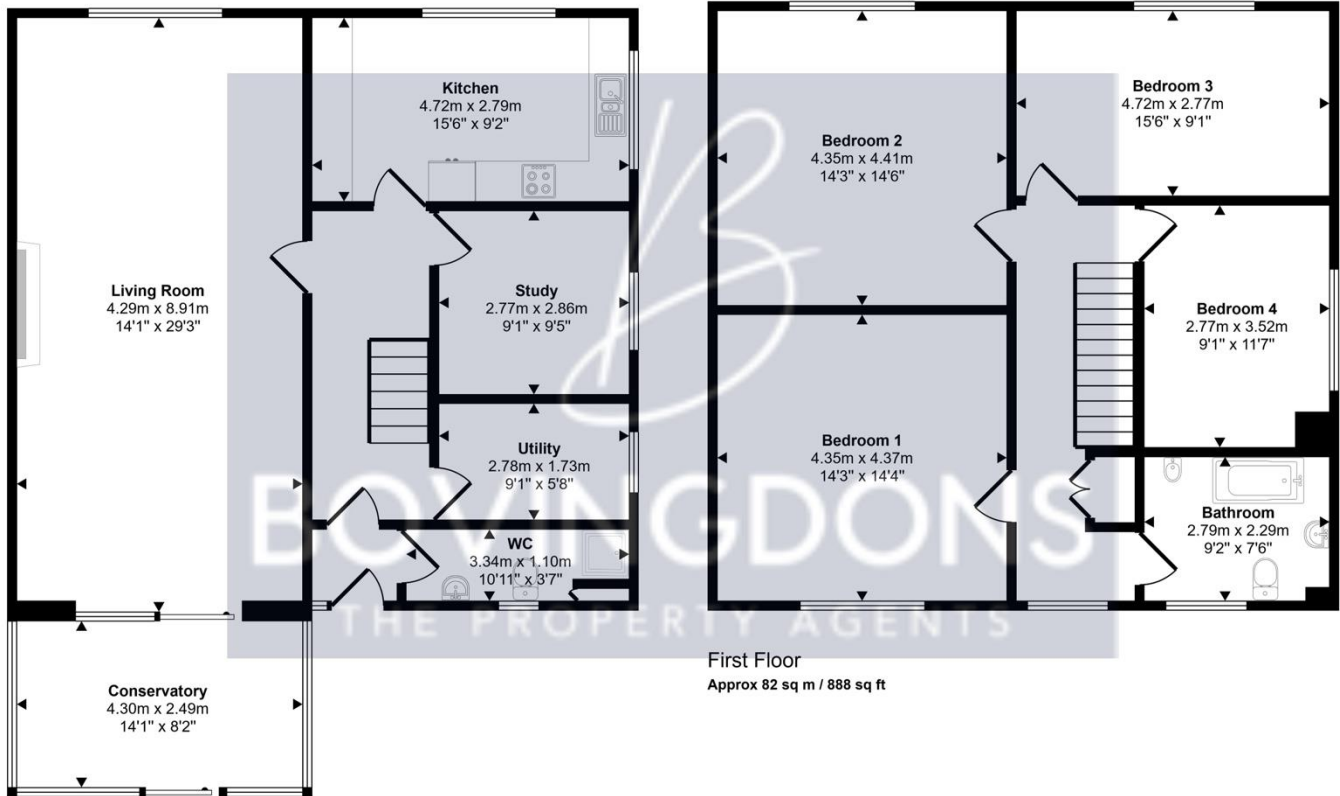
Estimated broadband speeds are Standard 14mbps, Superfast 43mbps and Ultrafast 1800mbps

NO ONWARD CHAIN





Approx Gross Internal Area
176 sq m / 1892 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.

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.

Energy Efficiency Graph

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |