



1 Bittern Grove

Soham, Ely, Cambs, CB7 5FR

Guide Price £284,995



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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

Nicely presented 3 bed end terraced located on this popular development to the northern outskirts of the town. The property has double glazing, gas central heating, single garage, WC, ensuite and a private rear garden. With NO ONWARD CHAIN, this is a good first-time purchase.

Hallway

Part double glazed entrance door. Stairs to first floor with understairs storage cupboard. Radiator. Two ceiling light points. Central heating thermostat. Telephone point.

WC - 1.78m x 0.89m (5'10" x 2'11")

Double glazed window to the front aspect. Fuse Box. Low level WC. Radiator. Corner pedestal wash basin. Ceiling light point.

Living Room - 4.57m x 3.12m (15'0" x 10'3")

Double glazed window to the front aspect. Radiator. TV & Telephone points. Double glazed patio doors to the rear garden. Two ceiling light points.

Kitchen/Diner - 5.46m x 4.62m (17'11" x 15'2")

Two double glazed windows to the front aspect and double-glazed patio doors to the rear garden. Range of units at base and wall level with roll-top work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for automatic washing machine. Integrated stainless steel double oven with 4 burner gas hob over and extractor canopy above. Cupboard housing newly fitted Ideal gas fired boiler serving central heating and hot water. Radiator. Tiled floor.

Landing

Double glazed window to the rear aspect. Access to loft space. Ceiling light point. Cupboard with shelving and hot water tank. Radiator.

Bedroom 1 - 4.62m x 4.24m (15'2" x 13'11")

Double glazed windows to the front and rear aspects. Radiator. TV point. Two ceiling light points. Door to:

Ensuite - 2.39m x 1.65m (7'10" x 5'5")

Shower cubicle. Low level WC. Pedestal wash basin. Extractor. Radiator. Double glazed window to the front aspect. Tiled splash areas. Spotlights.

Bedroom 2 - 3.15m x 2.46m (10'4" x 8'1")

Double glazed window to the rear aspect. Radiator. TV point. Ceiling light point.

Bedroom 3 - 3.07m x 1.96m (10'1" x 6'5")

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

Bathroom - 2.39m x 1.68m (7'10" x 5'6")

Panelled bath. Pedestal wash basin. Low level WC. Tiled splash areas. Double glazed window to front aspect. Extractor fan. Spotlights.

Outside

The frontage of the property is laid with shingle and has a pathway to the covered entrance door. Gas and electric meter cupboards. There is a driveway with parking for one vehicle, leading to the single garage.

The private rear garden is fully enclosed with timber fencing and is laid mainly to lawn with a patio, outside water tap, raised timber decking, timber garden shed, flower and shrub borders and a door leading to the attached single garage which has an up and over door, power and light.

Property Information.

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

The property is freehold with registered title CB307120 and built in 2006.

Flood risk is very low.

All main utility services are connected.

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

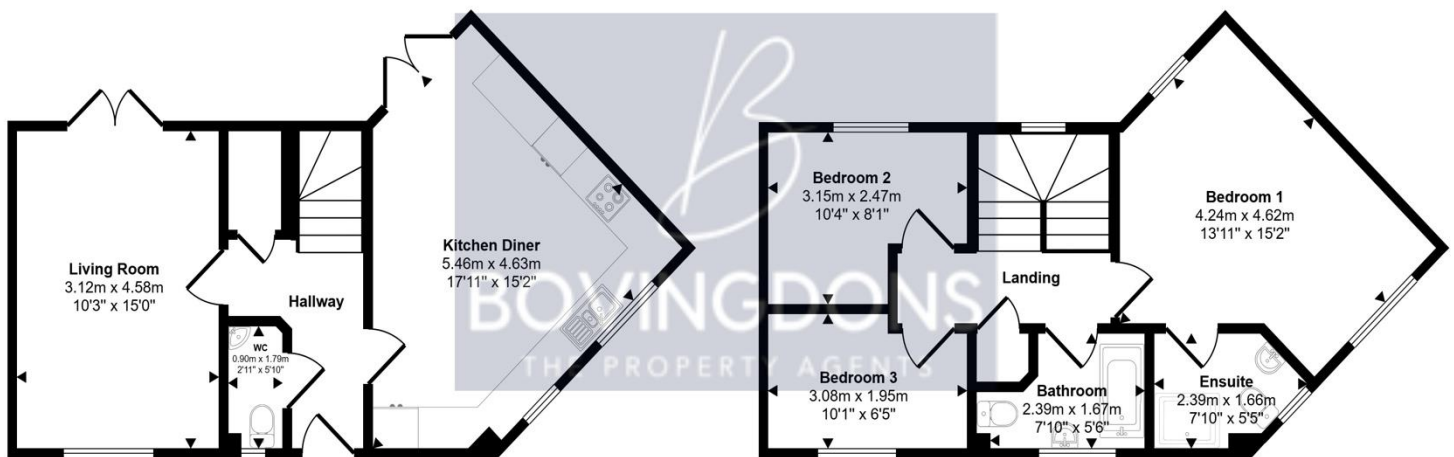
Estimated Broadband speeds are Standard 8mbps, Superfast 80mbps & Ultrafast 1800mbps.

- NO ONWARD CHAIN.





Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 45 sq m / 480 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		
69-80	C	75 C	80 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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