



25 Millcroft

Soham, Ely, Cambs, CB7 5AP

Guide Price £275,000



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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 3-bed detached bungalow offers No Onward Chain and benefits from gas central heating, double-glazing, off-road parking and private rear garden. With 3 bedrooms, separate dining room and living room and a good-sized kitchen, this property offers value for money and viewing is recommended.

Hallway - 4.85m x 2.01m (15'11" x 6'7"max)

Part double glazed entrance door. Access to loft space. Central heating thermostat. Radiator.

Living Room - 4.47m x 3.53m (14'8" x 11'7")

Gas fire inset in fireplace with back boiler on a tiled hearth. Coved ceiling with ceiling light point. TV Point. Double glazed window to the front aspect.

Dining Room - 3.45m x 3.17m (11'4" x 10'5")

Double glazed patio doors to the rear garden. Radiator. Ceiling light point.

Kitchen/Breakfast Room - 3.76m x 3.45m (12'4" x 11'4")

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. Double glazed window to the rear aspect and double-glazed door top the conservatory. Integrated Bosch single oven with a 4-ring electric hob over and a stainless-steel splash back and a canopy extractor above. Tiled splash areas. Hot water programmer. Cupboard housing hot water tank and shelving. Fuse Box.

Bedroom 1 - 3.78m x 3.02m (12'5" x 9'11")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in single wardrobe and built in storage cupboard with shelving.

Bedroom 2 - 3.2m x 3.02m (10'6" x 9'11")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in single wardrobe and built in storage cupboard with shelving.

Bedroom 3 - 3.53m x 3.17m (11'7" x 10'5")

Double glazed window to the front aspect. Radiator. TV point. Access to loft space.

Bathroom - 1.96m x 1.68m (6'5" x 5'6")

Panelled bath with shower screen with electric shower. Tiled splash areas. Pedestal wash basin. Low level WC. Double glazed window to the rear aspect. Radiator. Extractor fan. Ceiling light point.

Conservatory - 3.33m x 1.57m (10'11" x 5'2")

Glazed door to rear garden. Glazing to three sides. Work surface with cupboards under and space and plumbing for automatic washing machine.

Outside

The frontage is fully gravelled providing off road parking for 3-4 vehicles and has a small area of shrub bedding. A gate to the side leads to the rear garden.

The good-sized rear garden is laid mainly to lawn with flower and shrub borders, timber fencing to boundaries, 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

Flood risk is very low

All main utility services are connected.

There are no restrictive Covenants, Easements, Wayleaves or Rights of Way

Estimated Broadband speeds are:

Standard 17mbps,

Superfast 299mbps

Ultrafast 1800mbps.

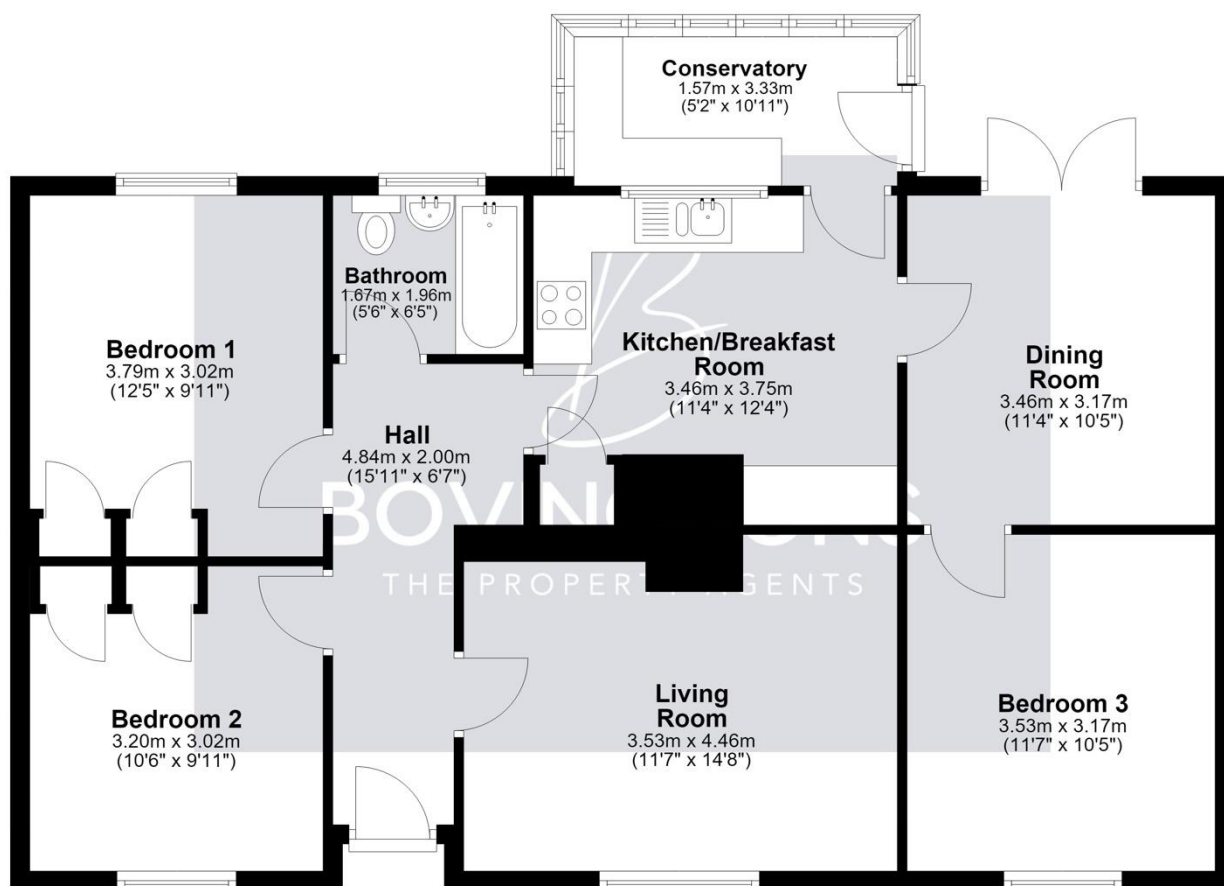
NO ONWARD CHAIN



Floor Plan

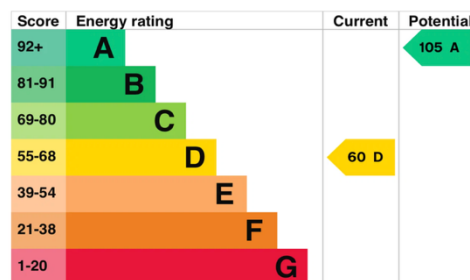
Ground Floor

Approx. 91.4 sq. metres (983.9 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 sq. feet)

Energy Efficiency Graph



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.