



64a Townsend

Soham, Ely, Cambs, CB7 5DD

Guide Price £435,000



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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

Well-presented, extended, 4-bedroom detached house with a separate detached garden annexe. Located in a non-estate position, this family home offers 4 double bedrooms, spacious living room, spacious open plan kitchen diner, WC and parking for several vehicles to the front and side. Benefitting from double glazing and gas central heating, viewing is essential for full appreciation.

Entrance Hall

Part double glazed entrance door and side panel. Wood flooring. Coved ceiling with light point. Radiator. Wooden staircase to first floor with understairs storage cupboard. Alarm panel.

WC - 1.7m x 0.79m (5'7" x 2'7")

Double glazed window to the side aspect. Half tiled walls and tiled floor. Low level WC. Wash basin with mixer tap on vanity unit with cupboard under. Fuse Box. Spotlight. Radiator.

Living Room - 5.69m x 4.27m (18'8" x 14'0")

Double glazed bow window to the front aspect and double-glazed window to the side aspect. Two radiators. Spotlights to ceiling.

Kitchen/Diner - 5.61m x 4.85m (18'5" x 15'11")

Spacious open plan room with a range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Three Integrated Bosch ovens, one with integrated microwave and a Bosch Coffee maker at eye level. Integrated fridge/freezer. Island/Breakfast bar with work surface over with inset 5 burner gas hob, cupboards and drawers under and Integrated washing machine, Integrated dishwasher and integrated wine cooler. USB plug sockets. Part vaulted ceiling with three remote controlled Velux double glazed skylight windows to the rear aspect. Double glazed window to the side aspect and double glazed bi-folding full width doors to the rear garden decking area. Tiled floor. Vertical radiator. Mains wired fire alarm.

Landing

The half landing has a double-glazed window to the side aspect and radiator. Access to loft space. Radiator. Spotlights. Cupboard housing the hot water tank with shelving. Central heating programmer. Alarm panel.

Bedroom 1 - 4.24m x 2.82m (13'11" x 9'3")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in wardrobes.

Bedroom 2 - 3.05m x 2.9m (10'0" x 9'6")

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

Bedroom 3 - 3.43m x 2.59m (11'3" x 8'6")

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

Bedroom 4 - 3.02m x 2.59m (9'11" x 8'6")

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



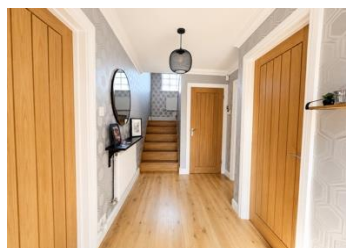
Bathroom - 2.72m x 1.6m (8'11" x 5'3")

Fully tiled room. 'P' Shaped panelled bath with mixer tap, shower attachment and shower screen over. Low level WC. Wash basin in vanity unit with mixer tap with cupboard under. Double glazed window to the side aspect. Heated towel rail. Shaver point. Extractor fan.

Outside

The frontage has a low wall and a tarmac driveway and turning area leading to the side and an entrance door and a gate into the rear garden.

The good-sized rear garden has a large timber deck, artificial lawn, brick BBQ, paved patio and a timber Pergola to the corner with light and power. Timber fencing to boundaries.



Annexe Living - 5.11m x 4.27m (16'9" x 14'0")

Open plan living area with kitchen units at base level with a single bowl stainless steel sink with mixer tap. Double glazed window to the side aspect. Double glazed bow window and door to the front aspect. Spotlights to ceiling. Vertical radiator.

Annexe Bedroom - 3.2m x 3.1m (10'6" x 10'2")

Built-in wardrobes either side of bed with cupboards above. Radiator. Wall mounted gas fired boiler serving heating and hot water. Door to store.

Annexe Shower Room - 2.01m x 1.45m (6'7" x 4'9")

Shower cubicle. Low level WC. Wash basin with mixer tap in vanity unit with cupboard under. Heated towel rail. Wall light point and spotlights. Skylight window to ceiling.

Property Information

Local Council is East Cambridgeshire District Council.

Council Tax Band is D

The property is Freehold with registered title CB123064

Flood risk is very low

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

All main utility services are connected

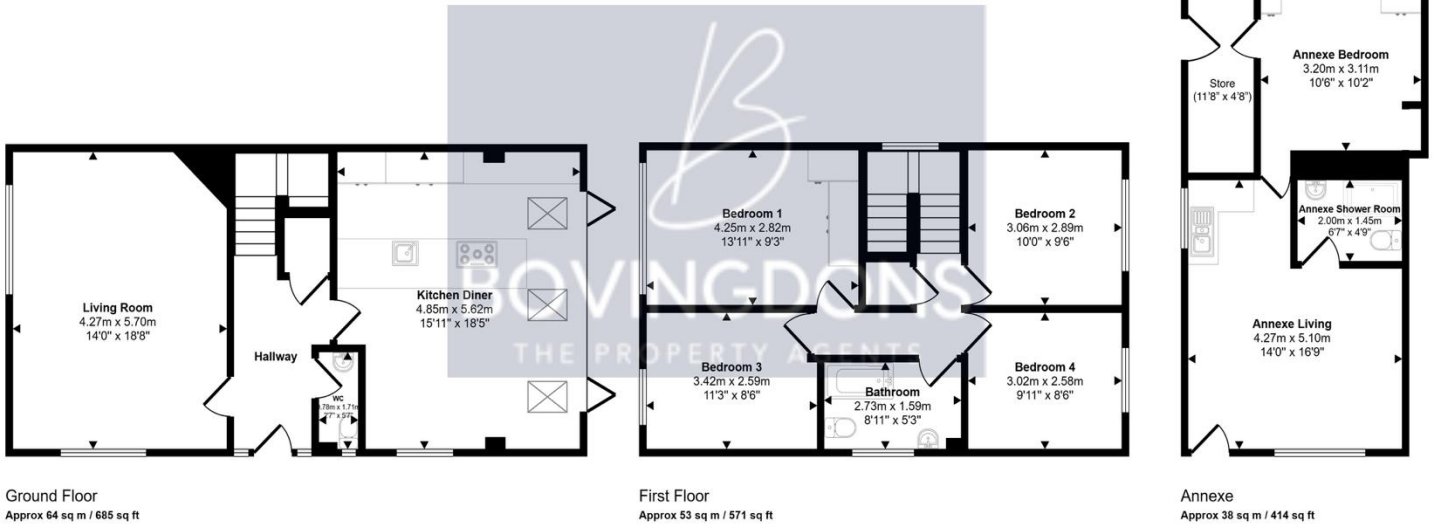
Estimated broadband speeds are Standard 12mbps, Superfast 70mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
155 sq m / 1671 sq ft



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 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.

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