



## 52 Great Fen Road

Soham, Ely, Cambs, CB7 5UH

**Guide Price £350,000**



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## Description

This well-proportioned detached bungalow, situated in a rural location, has a generous plot of approximately 0.3 acres (stms). The bungalow benefits from oil fired central heating, double glazing with a large conservatory and has planning permission to extend from East Cambridgeshire District Council under Ref 23/00629/FUL, to include a new garage. There is a large garden to the rear and open views to the front and no onward chain.

## 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 CoOp, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctors 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.

## Entrance Hall

Upvc part double glazed entrance door. Radiator. Access to loft space. Telephone point. Central heating thermostat. Walk-in airing cupboard with lagged hot water tank and central heating programmer. Coved ceiling with light point

## Living Room - 4.27m x 4.11m (14'0" x 13'6")

Feature fireplace with gate fire. Coved ceiling with pendant light point. Radiator. Double glazed windows to the rear and side aspects.

## Dining Room - 4.09m x 3.15m (13'5" x 10'4") plus bay.

Two radiators. Coved ceiling with pendant light point. Double glazed bay window to the front aspect.

## Kitchen - 3.2m x 2.82m (10'6" x 9'3")

Double glazed window to the front aspect. Range of units at base and wall level with work surfaces over and single bowl stainless steel sink. Space for floor standing cooker. Wall mounted GRANT oil fired boiler serving central heating and hot water. Coved ceiling with ceiling light point. Opening to inner hallway.

## Inner Hall

Radiator. Fusebox. Sliding door to built-in cupboard with shelving and hanging hooks. Part glazed door to conservatory. Door to:

## Bathroom - 2.64m x 1.52m (8'8" x 5'0") plus door recess.

Panelled bath. Tiled splash areas. Low level WC. Wash basin insanity unit with cupboards under. Radiator. Double glazed window to the side aspect. Coved ceiling with ceiling light point.

**Conservatory** - 4.39m x 3.96m (14'5" x 13'0")

Double glazed windows to rear and side aspects. Double glazed door to rear garden. Two radiators. Plumbing for automatic washing machine. Ceiling light point.

**Bedroom 1** - 3m x 2.97m (9'10" x 9'9")

Double glazed window to the front aspect. Radiator. Coved ceiling with pendant light point. Built-in triple wardrobes to one wall with sliding doors.

**Bedroom 2** - 3.05m x 2.49m (10'0" plus wardrobe x 8'2")

Double glazed window to the side aspect. Radiator. Coved ceiling with pendant light point. Built-in double wardrobe with cupboards over

**Outside**

The front garden is mainly a grassed area overlooking open countryside. Off road parking. Path to entrance door. The rear garden is of a good size and laid mainly to lawn. There is also a large storage barn.

**Notes**

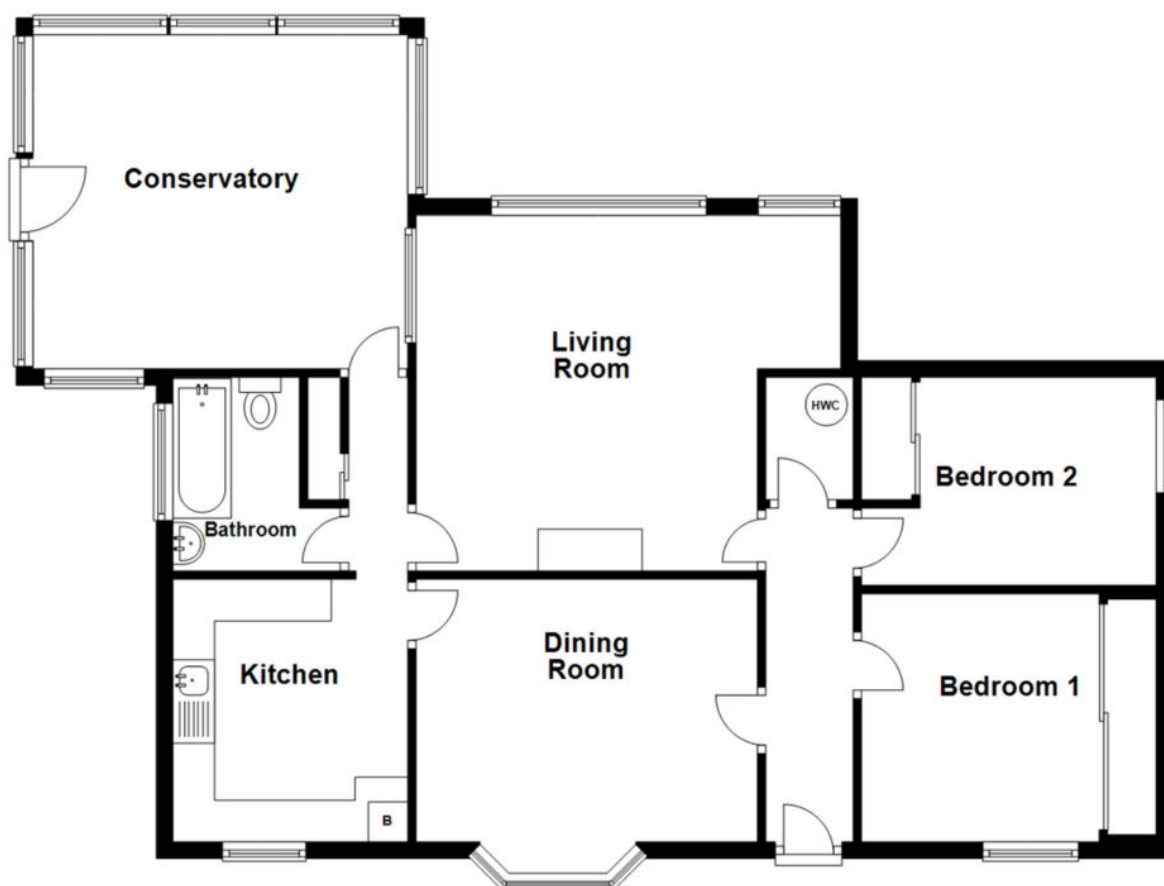
Local Council is East Cambridgeshire District Council  
Council Tax Band is C  
The septic tank may need replacing (Buyers to make their own enquiries)  
Planning permissions and other documents can be found on East Cambs planning portal.  
There is a recent electrical certificate available.  
EPC is E  
Tenure is Freehold  
The adjoining building plot and further land parcel is available by separate negotiation.



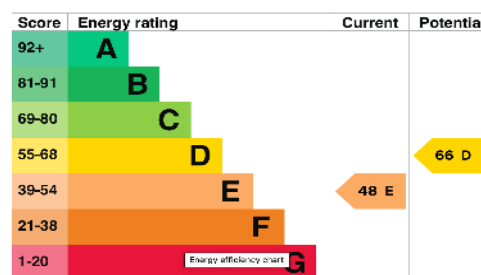


## Floor Plan

**Ground Floor**  
Approx. 94.6 sq. metres (1018.3 sq. feet)



## Energy Efficiency Graph



## Viewing

Please contact our Soham Office on 07500 115321 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.