



8 Martin Close,  
Soham, Ely, Cambs, CB7 5EJ

**Guide Price £320,000**





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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, M&S Local 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.

## Entrance Hall - 3.53m x 1.7m (11'7" x 5'7")

Double glazed entrance door and side panel. Stairs to first floor. Radiator. Understairs storage cupboard. Tiled floor. Coved ceiling with light point.

## Lounge/Diner - 6.58m x 3.76m (21'7" x 12'4")

Lounge area is 12'4" x 11'6" and Dining area is 11'2" x 9'3". Double glazed patio doors and side panels to the rear garden. Two radiators. Coved ceiling. Stone effect fireplace with flame effect electric fire. Two ceiling light points.

## Kitchen - 3.25m x 2.62m (10'8" x 8'7")

Range of units at base and wall level with work surfaces over. Space and plumbing for automatic washing machine. Integrated Bosch oven. Bosch 4 ring electric hob with extractor over and splash back. Space for upright fridge/freezer. Cupboard with Worcester gas fired boiler serving central heating. Double glazed window to the rear aspect. Coved ceiling with light point. Double glazed window to the side aspect.

## Landing

Coved ceiling with light point. Airing cupboard with hot water tank. Double glazed window to the side aspect.

## Bedroom 1 - 3.4m x 2.54m (11'2" x 8'4")

Double glazed window to the front aspect. Coved ceiling with light point. Access to loft space. Built-in double wardrobe and 2 single wardrobes. Radiator.

## Bedroom 2 - 3m x 2.59m (9'10" x 8'6") Plus door recess.

Double glazed window to the rear aspect. Radiator. access to loft space. Coved ceiling and light point. Built in cupboard with shelf and Built-in double wardrobe with hanging rail.

**Bedroom 3** - 2.49m x 2.26m (8'2" x 7'5")  
Double glazed window to the front aspect.  
Coved ceiling with light point. Radiator. Over stairs cupboard.

**Bathroom** - 2.51m x 1.63m (8'3" x 5'4")  
Pedestal wash basin. Low level WC. Double width shower cubicle. Heated towel rail.  
Extractor. extensive tiling. Coved ceiling and light point.

### Outside

The good-sized front garden is entered through a personal gate from Julius Martin Lane and is laid mainly to lawn with timber fencing and hedging to the boundaries. A stone chipped path leads to an oak framed porch to the side which covers the door to the kitchen with outside lighting.

The rear garden has a personal gate leading from an area of honeycomb grid and grass which provides off road parking for three vehicles and a single garage.

The rear garden has been beautifully landscaped with an array of perennials and attractive shrubs, circular paving and path and a patio. There is an outside tap, raised flower bed, discreet lighting, garden store and fencing to boundaries.

### Notes

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

All main services connected.

There is approved planning permission for a single storey extension to the front.



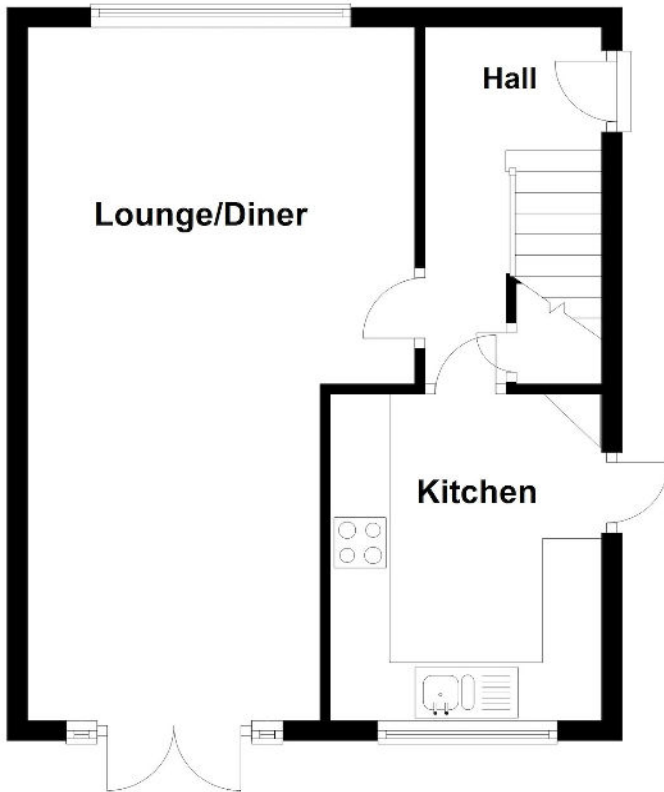




## Floor Plan

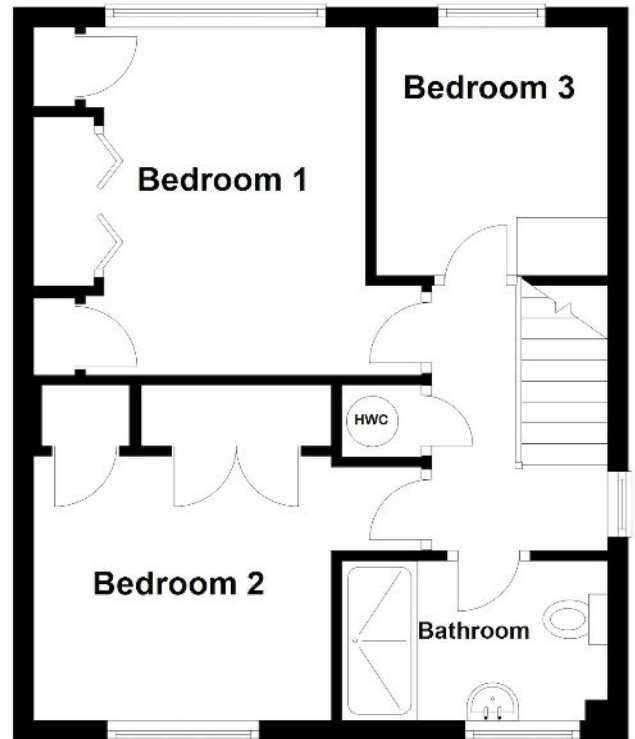
### Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 76.4 sq. metres (822.6 sq. feet)

## Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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