



## 11 Park Homes

Bushel Lane, Soham, Cambs ,CB7 5BZ

**Guide Price £85,000**



Well-presented 2-bedroom park home in this popular quiet location, which offers gas (LPG) central heating, double glazing, parking for one vehicle and a low maintenance garden.



## 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

Double glazed Upvc entrance door. Radiator. Coved ceiling with light point. Built-in storage cupboard.

### Living/Dining Room - 4.14m x 3.38m (13'7" x 11'1" plus dining of 8'1" x 6'10")

'L' Shaped room. Double glazed windows to the front aspect and arched double glazed windows to the side aspect. Two radiators. Dimmer switch. Ceiling light points. TV point. Electric fire as fitted.

### Kitchen - 3.76m x 2.77m (12'4" x 9'1" narrowing to 7'10")

Range of units at base and wall level with work surfaces over. Plumbing for automatic washing machine. Space for upright fridge/freezer. Stainless steel sink with mixer tap. Double glazed window and door to the side aspect. Fluorescent strip light. 4-Ring gas hob with extractor over. Eye level single oven. Storage cupboard with shelving. Cupboard housing Vaillant gas fired boiler serving central heating and hot water.

### Bedroom 1 - 3.56m x 2.84m (11'8" max x 9'4")

Double glazed window to the side aspect. Built-in triple wardrobe with hanging rail. Radiator. Coved ceiling with light point.

### Bedroom 2 - 2.54m x 2.84m (8'4" x 9'4")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in wardrobe with hanging rail.

### Shower Room - 1.88m x 1.78m (6'2" narrowing to 5'0" x 5'10")

Double glazed window to the side aspect Low level WC. Wash basin. Corner shower cubicle. Radiator. Tiled splash areas. Extractor fan. Coved ceiling with light point.

### Outside

There is an off-road parking space to the side and a storage barn which houses the electric meter. Personal gates to both sides of the property lead to the side and rear garden areas. Side garden has steps up to kitchen door a block paved patio, timber garden fencing to boundaries and a pathway to the rear garden area. There are artificial lawned areas. The LPG tanks are to the rear.

### Notes

Cash purchasers only (Park Homes are not eligible for mortgages.)

Council is East Cambridgeshire District Council.

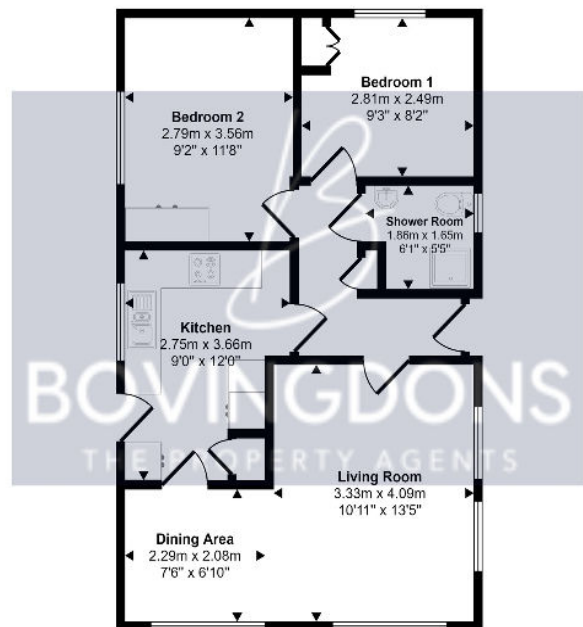
Tax Band is A.

From 1st April 2024, the Ground rent is £202.54 per month.

Viewings are strictly by prior appointment.



Approx Gross Internal Area  
55 sq m / 592 sq ft



Floorplan

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.

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.

41a High Street, Soham, Ely, Cambs, CB7 5HA

Tel: 01353 725723 Email: [info@thebovingdons.co.uk](mailto:info@thebovingdons.co.uk)

<https://www.thebovingdons.co.uk.co.uk>