



## 1 The Cotes

Soham, Ely, Cambs, CB7 5EP

**Guide Price £330,000**





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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**

Immaculately presented and extended 2-bedroom semi-detached cottage, located in a non-estate position, with a good-sized rear garden, off road parking for several vehicles, superb kitchen with fitted appliances, large living room, 2 double bedrooms and shower room.

## **Entrance Hall** - 4.67m x 1.88m (15'4" x 6'2")

Double glazed entrance door and side panel. Double glazed window to the side aspect. Radiator. Tiled flooring. Built-in cupboard with a gas fired boiler serving central heating and hot water and water softener. Range of fitted storage cupboards to one wall with shelving and hanging rail and housing space and plumbing for stacked washing machine and tumble dryer. Access to loft space with drop down ladder.

## **Living Room** - 6.43m x 3.86m (21'1" x 12'8")

Double glazed window to the front aspect. telephone point. Two ceiling light points. feature wood burning stove. Door from hallway. Door to stairs to first floor . Door to kitchen.

## **Kitchen/Diner**

Range of units at base and wall level with composite work surfaces and splash backs over. One and a half bowl sink with 'Grohe' instant hot water mixer tap. Integrated 70/30 fridge freezer. Further integrated under counter freezer. Integrated dishwasher. Two 'Siemens' electric ovens with microwave. Electric hob with 'Siemens' extractor over. Island with dark wooden work-surface over and housing cupboards including bin storage and drawers. Double glazed window to the side aspect and double-glazed doors opening onto the rear garden. Two radiators. Further storage cupboards to corner. Fusebox. Spotlights to ceiling with access to loft space with drop down ladder.

## **Shower Room** - 1.85m x 1.83m (6'1" x 6'0" plus shower cubicle.)

Double width shower with sliding door and rainfall shower head. Low level WC. Wash basin with cupboards under. Heated towel rail. Double glazed window to the side aspect. Tiled flooring. Spotlights to ceiling.

### Landing

Access to loft space. Dimmer switch. Spotlights to ceiling.

### Bedroom 1 - 3.2m x 3.07m (10'6" x 10'1")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

### Bedroom 2 - 3.96m x 3.1m (13'0" x 10'2")

Double glazed window to the front aspect. Radiator. Ceiling light point.

### Outside

The rear garden has a block paved patio with outside lighting, two water taps and power points. There are raised flower and shrub borders, an area of lawn and hardstanding areas. To the rear are two sheds, one being on a brick plinth and with power wiring (not yet connected) and the other a smaller timber shed. Water Butt. Timber fencing to boundaries. There is a personal gate and two gates giving vehicular access from the driveway. The frontage provides off road parking for several vehicles with hardstanding to the side and meter cupboard. **There is a separate 3 phase electricity supply suitable for the installation of an EV charging point.**

### Notes.

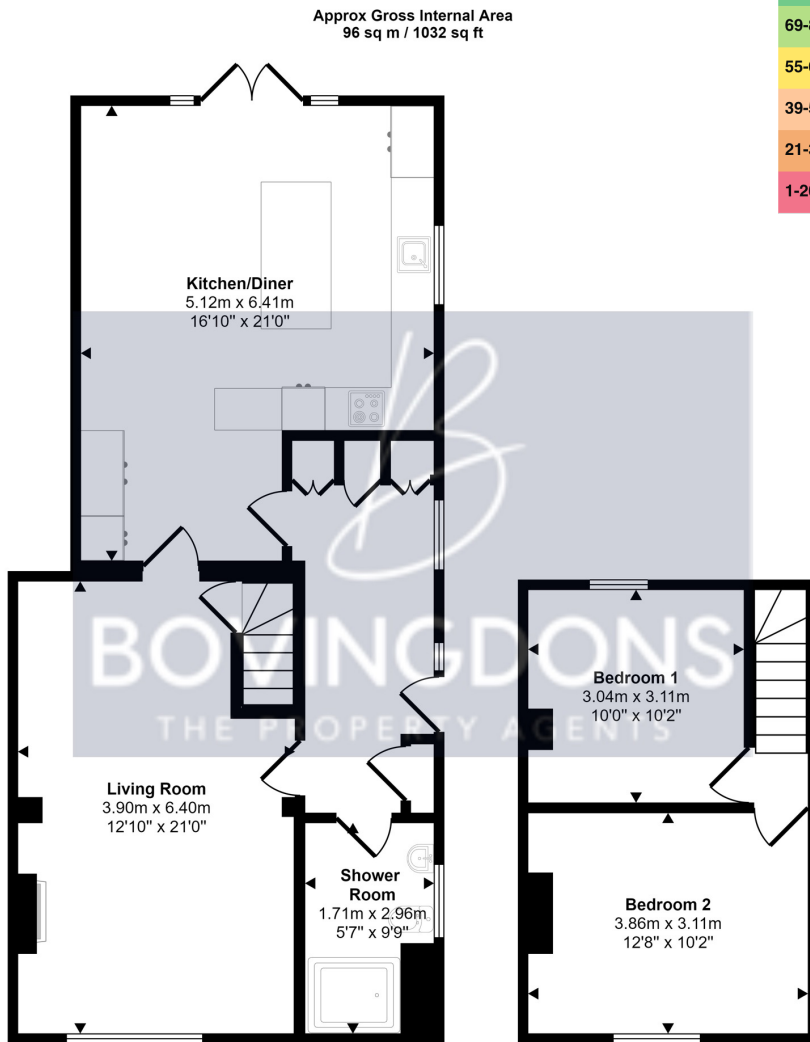
Local Council is East Cambridgeshire District Council  
Council Tax Band is B



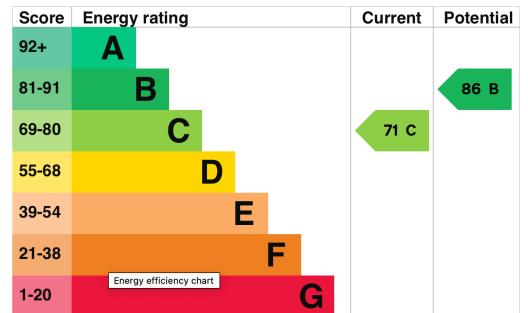




## Floor Plan



## 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.

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.

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