



64 Townsend

Soham, Ely, Cambs, CB7 5DD

Guide Price £269,950



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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

Coved ceiling with spotlights. Radiator. Central heating thermostat. Built-in cupboard with hanging rail. Door to kitchen. Door to Living Room.

Living Room - 5.31m x 4.27m (17'5" x 14'0")

Two double glazed windows to the front aspect TV point. Stairs to first floor. Feature log burning stove on hearth with timber beam over. Recess with shelving fitted. Coved ceiling with spotlights. Two radiators. Double glazed window to the side aspect.

Kitchen/Diner - 5.54m x 3.33m (18'2" max x 10'11")

Range of units at base and wall level with wooden work surfaces. Twin bowl butler sink with mixer tap. Double glazed windows to the side and rear aspects. Built-in oven and 5 ring gas hob with stainless steel extractor hood over. Tiled splash areas. Spotlights. Ceiling light point. Radiator. Door to Utility/Conservatory.

Utility/Conservatory - 2.39m x 2.39m (7'10" x 7'10")

Double glazed window to the side aspect. Double glazed patio doors to the rear. Plumbing for automatic washing machine. Radiator. Spotlights. Tiled floor. Door to WC.

WC

Low level WC. Tiled floor. Corner wash basin.

Landing

Access to loft space. Coved ceiling with spotlights.

Bedroom 1 - 3.68m x 3.38m (12'1" x 11'1")

Double glazed window to the front aspect Radiator. Coved ceiling with spotlights. Recess with shelving. TV point.

Bedroom 2

Double glazed window to the rear aspect.
Radiator. Spotlights. Coved ceiling. TV Point.

Bathroom - 2.36m x 2.08m (7'9" x 6'10")

Panelled bath with mixer taps. Heated towel rail. Double glazed window to the rear aspect. Tiled splash areas. Wash basin on vanity unit. Corner shower cubicle. Tiled floor. Coved ceiling with spotlights

Outside

There is a stone covered driveway to the side of the property with off road parking, leading to a detached garage to the rear. Gas and electric meter cupboards. Entrance door is off the side driveway.

Personal gate to small rear yard giving access to Utility room - (neighbour has a Right of Way over yard to their garden). Water tap. Gate leading to private rear garden which is of a good size and laid mainly to lawn with bedding to borders and timber fencing.

The detached garage has a roller door, power and light and a window to rear.

Notes

Local Council is East Cambridgeshire District Council

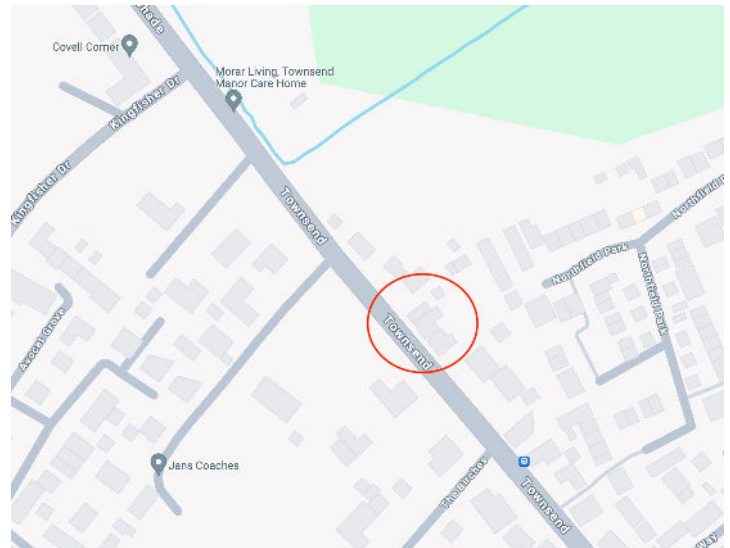
Council Tax Band is B

EPC Rating is 65 (D)

Boiler serviced yearly

Chimney swept yearly.

Neighbour has Row over rear yard .

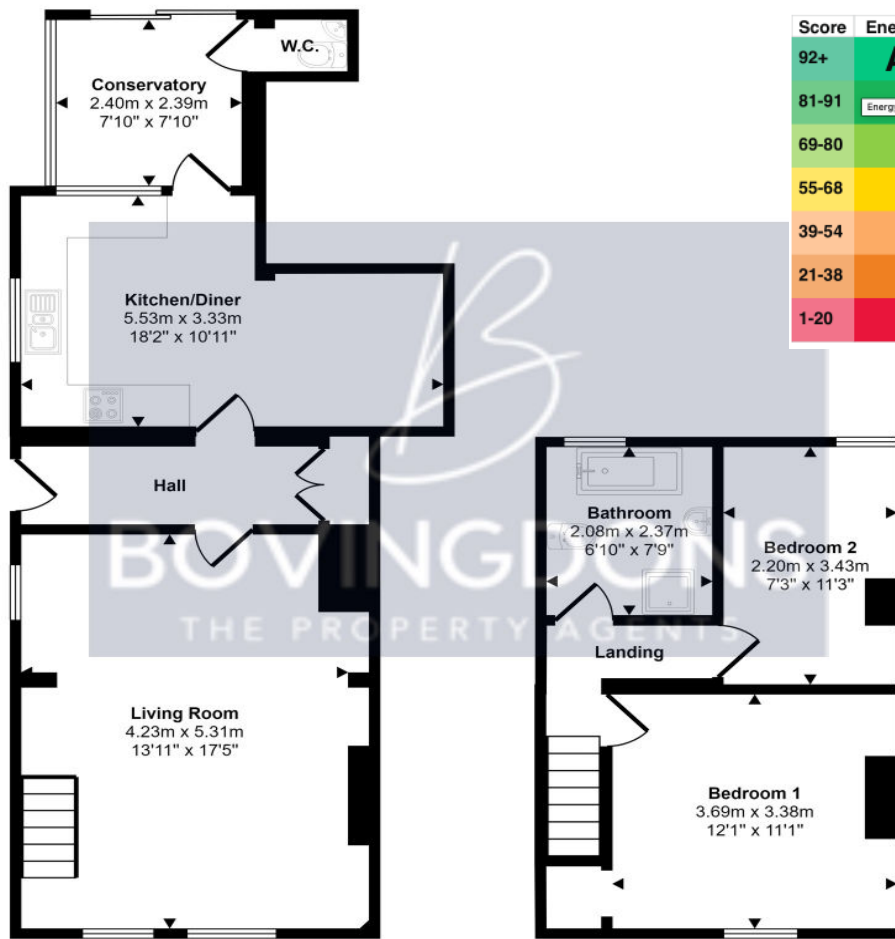




Approx Gross Internal Area
87 sq m / 934 sq ft

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.

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.