



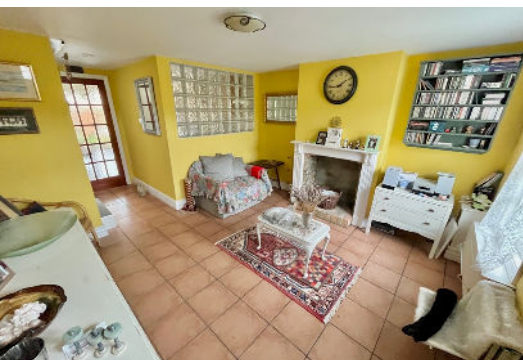
## 22 Townsend

Soham, Ely, Cambs, CB7 5DB

**Guide Price £249,950**



Period 2/3 bed terraced house in a popular location, which benefits from gas central heating, double glazing, front and rear gardens and allocated parking to the rear. the accommodation comprises living room, kitchen/diner, two bedrooms plus dressing room/study/bed 3 and bathroom. The property offers no onward chain.



## Soham

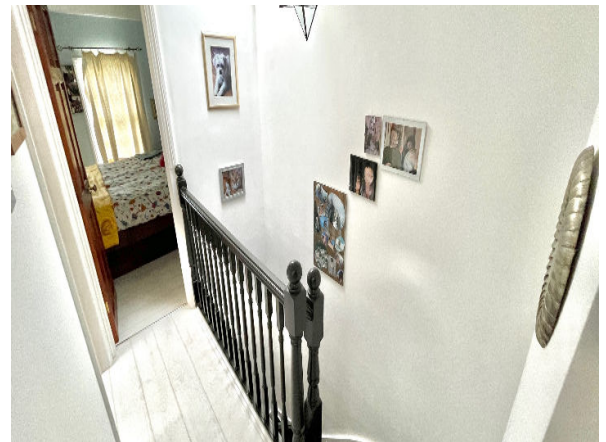
Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co Op, 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.

### Living Room - 3.73m x 3.56m (12'3" x 11'8")

Entrance door to living room from front. Tiled flooring. Double glazed sash window to the front aspect Ceiling light point. Cupboard housing meter and fuse box. Radiator. Telephone point. TV point. Open fireplace with brick hearth. Glass block half height wall to kitchen. Stairs to first floor. Door to kitchen/dining room.

### Kitchen/Diner - 6.68m x 3.56m (21'11" x 11'8") maximum.

Kitchen area has units at base and wall level with rolltop work surfaces over. Single bowl stainless steel sink with mixer tap. Space and plumbing for automatic washing machine. Integrated oven, 4 ring gas hob and extractor. Tied splash areas. Two radiators. Two ceiling light points. Understairs storage cupboard. Double glazed French doors to the rear garden.



## Landing

Double glazed velux window over the stairs. Cupboard housing Vaillant gas fire boiler serving central heating.

**Bedroom 1** - 3.73m x 3.53m (12'3" x 11'7")

Two double glazed sash windows to the front aspect. Radiator. Ceiling light point access to loft space. Doorway to dressing room/Study/bedroom.

**Dressing Room/Study** - 1.88m x 1.73m (6'2" x 5'8")

Double glazed velux window. Radiator. Doorway to landing. Doorway to bed 1.

**Bedroom 2** - 3.56m x 2.64m (11'8" x 8'8")

Double glazed sash window to the rear aspect. Radiator. ceiling light point

**Bathroom** - 1.75m x 1.7m (5'9" x 5'7")

Double glazed velux window over a panelled bath with shower attachment and mixer tap. Pedestal hand wash basin. level WC. Tiled floor. Heated towel rail. Shaver socket.

## Outside

Good sized front garden split into two areas, laid mainly to lawn with shrubs and timber fencing. Gas meter cupboard. Outside light.

To the rear of the property is allocated off road parking. Personal gate into a small courtyard garden laid to lawn with timber fencing to boundaries and a paved patio area.

## Notes

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

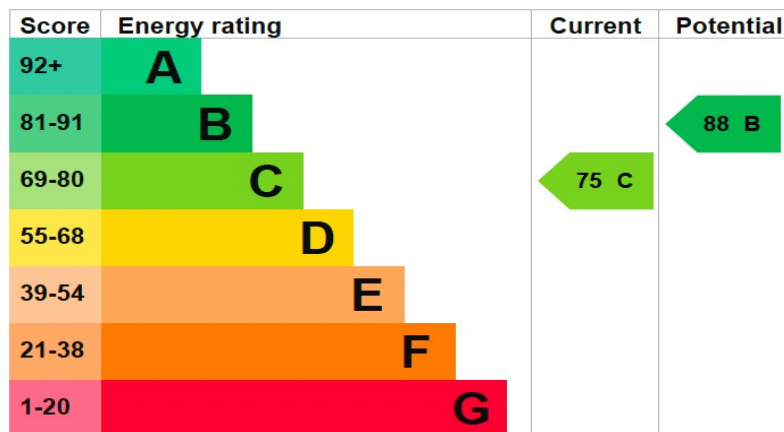
## Floor Plans



Total area: approx. 73.1 sq. metres (787.1 sq. feet)



## Energy Efficiency Graph



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