BOVINGDONS
THE PROPERTY AGENTS

24 Northfield Park

Soham, Ely, Cambs, CB7 5UZ

Guide Price £210,000

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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
This 3 bed semi detached house benefits from gas fired central heating and double glazing and is located in a popular residential area. The property has a conservatory and a single garage in block to the rear and offers NO ONWARD CHAIN. Requiring some cosmetic updating, this is a good first-time purchase.

Porch
Double glazed window to the side aspect. Part double glazed entrance door. Ceiling light point. Door to:

Living Room - 4.75m x 4.04m (15'7" x 13'3")
Open tread staircase to the first floor with storage space under. Double glazed window to the front aspect. Two radiators. Coved ceiling with light point. Fuse Box with switch for solar panels. TV point. Open arch to:

Kitchen/Diner - 4.75m x 2.54m (15'7" x 8'4")
Range of units at base and wall level with roll top work surfaces incorporating a single bowl stainless steel sink with mixer tap. Tiled splash areas. Radiator. Double glazed windows and door to the conservatory. Free standing electric cooker. Ceiling light point.

Conservatory - 4.72m x 1.68m (15'6" x 5'6")
UPVC construction with sloping roof. Double glazed windows to side and rear and double-glazed door to the rear garden.

Landing
Access to loft space. Ceiling light point. Cupboard housing Worcester gas fired boiler serving central heating and domestic hot water.

Bedroom 1 - 3.3m x 2.67m (10'10" x 8'9")
Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bedroom 2 - 3.17m x 2.06m (10'5" x 6'9")
Double glazed window to the front aspect. Radiator. Ceiling light point.

Bedroom 3 - 2.29m x 1.98m (7'6" x 6'6")
Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 1.98m x 1.68m (6'6" x 5'6")
Panelled bath with mixer tap. Pedestal wash basin. low level WC. Tiled splash areas. Double glazed window to the rear aspect. Radiator. Ceiling light point.

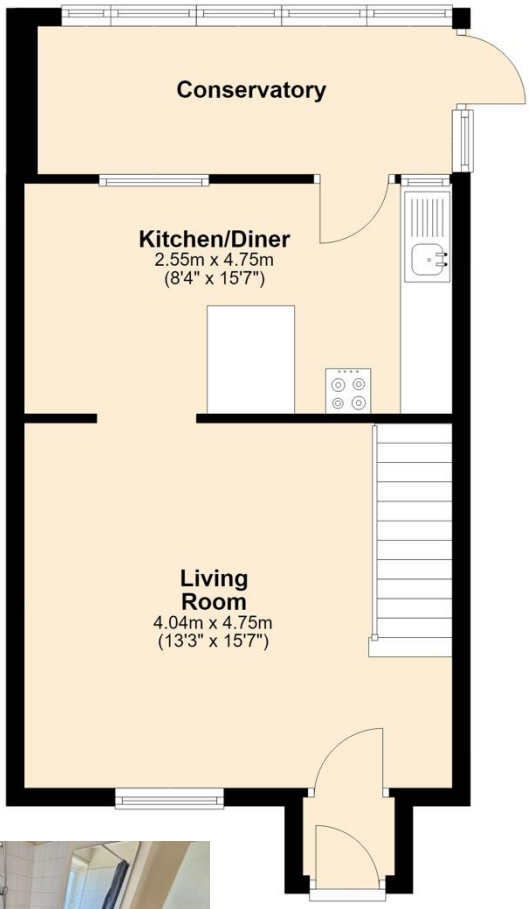
Outside
The frontage is laid to lawn with a path to the entrance door. Gas and Electric meter cupboards.
The rear garden is enclosed with timber fencing and has a gate to the rear parking area leading to a single garage with up and over door. The garden has a paved patio and an area of gravel. There are Solar panels to the rear roof which is south facing.

Property Information.
Local Council is East Cambridgeshire District Council - Council Tax Band is B
The property is Freehold with registered title CB135910.
Flood risk is very low.
All main utility services are connected.
Restrictions apply but there are no Wayleaves, Easements or Rights of Way.
Estimated broadband speeds are Standard 22mbps, Superfast 79mbps & Ultrafast 1800mbps.
There are solar panels to the rear roof.

Floor Plan

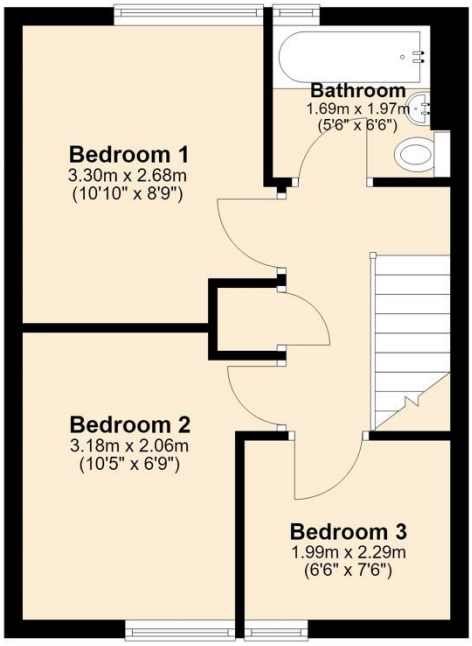
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 sq. feet)

Energy Efficiency Graph

EPC

COMMISSIONED

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723. Email: info@thebovingdons.co.uk. https://www.thebovingdons.co.uk