



22 Champion Close,
Soham, Ely, Cambs, CB7 5FX
Guide Price £225,000



Description

Well presented 2 bed semi detached house which offers a great first-time purchase. The property benefits from gas fired central heating and double glazing and has two allocated parking spaces to the front. Situated in a cul-de-sac on this popular development, viewing is recommended.



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/A11. Sohams 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 highly-rated Sohams Village College. Sohams train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A1.

Hallway - 2.59m x 1.07m (8'6" x 3'6")

Part double glazed entrance door. Coved ceiling with light point. Tiled floor. Opening to:

Lounge Diner - 4.65m x 3.58m (15'3" x 11'9")

Double glazed door and window to the rear garden. Two radiators. Stairs to first floor. Coved ceiling with light point.

Kitchen - 2.62m x 2.49m (8'7" x 8'2")

Range of units at base and wall level with roll top work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Tiled splash areas. Double glazed window to the front aspect. Space and plumbing for automatic washing machine. Space for upright fridge freezer. Tiled floor. Integrated single oven with a 4-ring electric hob over and extractor above. Coved ceiling with spotlights. Fuse Box.

Landing

Access to loft space. Air conditioning unit. Coved ceiling and light point.

Bedroom 1 - 3.61m x 2.57m (11'10" x 8'5")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in double wardrobe with sliding doors. Shelving to recess.

Bedroom 2 - 3.71m x 1.78m (12'2" x 5'10")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point.

Bathroom - 2.64m x 1.75m (8'8" x 5'9")

Double glazed window to the front aspect. Tiled floor and splash areas. Low level WC. Wash basin in vanity unit with mixer tap and cupboard under. Panelled bath with mixer tap, shower attachment and folding shower screen. Spotlights to ceiling. Extractor fan. Cupboard housing heated towel rail and a wall mounted Vaillant gas fired boiler serving central heating and hot water.

Outside

The frontage has an area of parking with two allocated parking spaces. There is a covered porch to the entrance door, gas and electric meter cupboards and a gate to the side leading to the rear garden.

The rear garden is laid to lawn with timber fencing to the boundaries, paved patio and a further area of garden to the side.

Property Information.

Local council is East Cambridgeshire District Council - Council Tax Band is B.

The property is freehold with registered title CB141730

Flood risk is very low.

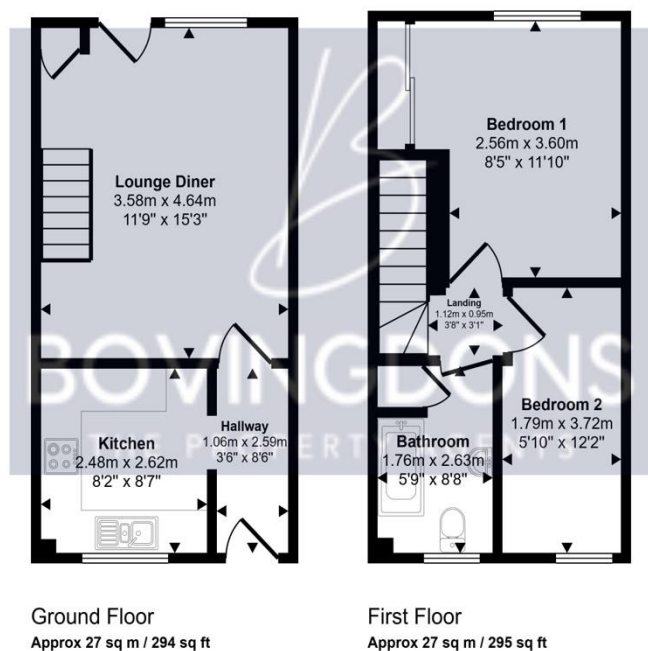
All main utility services are connected.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 11mbps,

Superfast 80mbps & Ultrafast 1800mbps.

Approx Gross Internal Area
55 sq m / 589 sq ft



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.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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