



10 Calfe Fen Close

Soham, Ely, Cambs, CB7 5GD

Guide Price £260,000



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Description

This 3-bedroom detached home situated in a cul-de-sac location in the popular town of Soham, offers a good-sized rear garden, conservatory, 3 bedrooms, ensuite, downstairs WC and 2 receptions rooms. Further benefits include gas central heating, part double glazing, single garage with power and light and a single parking space to the front. This property is offered with 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 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/M11.

Entrance Hall

Multi-paned part glazed entrance door. Radiator. Fuse Box. Mains wired fire alarm. Double glazed side aspect window. Stairs to first floor. Central heating thermostat.

WC

Double glazed side aspect window. Low level WC. Wall hung wash hand basin with tile splash area. Radiator. Ceiling light.

Living Room - 4.09m x 3.71m (13'5" x 12'2")

Double glazed window to front aspect. Box bay window to side aspect. Radiator. Ceiling light point. Opening to dining area.

Dining Room - 3.23m x 2.21m (10'7" x 7'3")

Double glazed patio doors to conservatory. Radiator. Ceiling light point. Door to Kitchen.

Kitchen - 3.02m x 2.31m (9'11" x 7'7")

Range of base and wall units with work surface. Single sink bowl, stainless steel with mixer tap. Wall mounted gas fired Ideal boiler, serving central heating and hot water. Boiler programmer. Tile splash area. Space and plumbing for washing machine. Freestanding cooker with extractor fan over. Rear aspect window. Part glazed side door to outside. Radiator. Door to understairs storage. Cupboard. Ceiling light point.

Conservatory - 2.44m x 1.7m (8'0" x 5'7")

UPVC double glazed conservatory with vaulted ceiling. Double glazed doors to outside decking area. Ceiling light.

Landing

Double glazed side aspect window. Ceiling light point. Access to loft space. Cupboard housing hot water tank and shelves.

Bedroom 1 - 2.95m x 2.92m (9'8" x 9'7")

Double glazed window to rear aspect. Radiator. Ceiling light point. Folding door to ensuite.

Ensuite - 2.18m x 1.04m (7'2" x 3'5")

Low level WC. Wall hung wash hand basin. Window to side aspect. Shaver light and point. Tiled shower cubicle. Radiator and extractor fan. Ceiling light point.

Bedroom 2 - 3.15m x 2.57m (10'4" x 8'5")

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

Bedroom 3 - 2.13m x 2.11m (7'0" x 6'11")

Double glazed window to front aspect. Ceiling light point. Radiator. Over stairs cupboard.

Bathroom - 1.83m x 1.7m (6'0" x 5'7")

Rear aspect window. Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with mixer tap and shower attachment over. Tiled splash area. Ceiling light point. Radiator. Shaver light and point. Extractor fan.

Outside

The frontage has a covered entrance porch with concrete driveway with electric meter cupboard leading to a single garage with power and light. There is a timber gate to the generous sized rear garden, which is laid to lawn and has a decked area and with timber fencing to boundary.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax band is B

The property is freehold and registered under Title CB195232 - Built circa 1994

All main utility services are connected.

Flood Risk is very low.

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

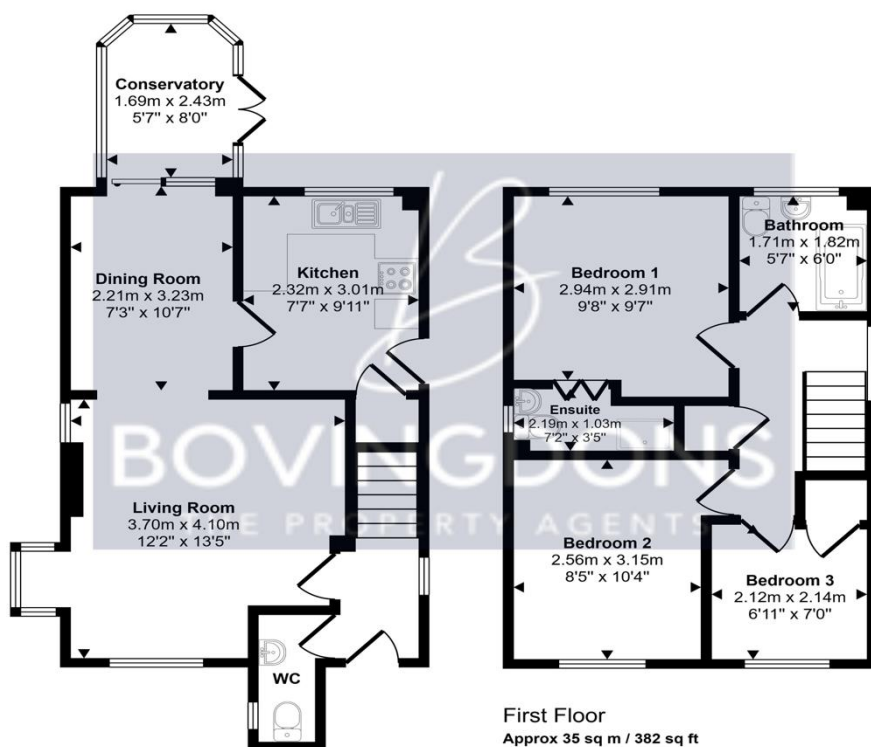
Estimated broadband speeds are Standard 14mbps, Superfast 79mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
76 sq m / 815 sq ft



Ground Floor
Approx 40 sq m / 434 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

EPC

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Viewing

Please contact our Soham Office
on 01353 725723 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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