



5 Crucion Way

Soham, Ely, Cambs, CB7 6AD

Guide Price £160,000 (40%)



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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

Offered under the shared ownership scheme, this 4-bed detached house, located in a cul-de-sac on this popular residential development, offers gas central heating, double glazing, solar panels, EV charging point, study, WC, Ensuite, kitchen/diner with integrated appliances, utility, garage and parking. With up to 100% share available to purchase, viewing is recommended.

Entrance Hall

Part double glazed entrance door. Radiator. Stairs to first floor with understairs storage cupboard. Central heating thermostat. Mains wired fire alarm. Spotlights.

WC - 1.65m x 0.91m (5'5" x 3'0")

Low level WC. Wall hung wash basin. Radiator. Fuse box and switch for solar panels. Spotlights. Tiled splash areas.

Living Room - 4.52m x 3.05m (14'10" x 10'0")

Double glazed patio doors to the rear garden. Two radiators. TV & Telephone points. Pendant light point.

Study - 2.77m x 2.06m (9'1" x 6'9")

Double glazed window to the front aspect. Radiator. Pendant light point.

Kitchen/Diner - 6.65m x 2.72m (21'10" x 8'11")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless-steel sink with mixer tap. Tiled splash areas. Integrated AEG single electric oven with AEG 4-ring induction hob over and AEG extractor above. Integrated Zanussi dishwasher and integrated Zanussi fridge freezer. Double glazed windows to both front and rear aspect. Two radiators. Spotlights

Utility Room - 2.11m x 1.63m (6'11" x 5'4")

Part double glazed door to the rear garden. Radiator. Space and plumbing for automatic washing machine. Cupboard housing wall mounted Worcester gas fired boiler serving central heating and hot water. Tiled splash areas. Spotlights.

Landing

Access to loft space. Radiator. Storage cupboard. Further cupboard housing hot water tank.

Bedroom 1 - 3.33m x 3m (10'11" x 9'10")

Double glazed window to the rear aspect. Radiator. Built-in double wardrobe. Central heating thermostat. Door to:

Ensuite - 2.13m x 1.63m (7'0" x 5'4")

Low level WC. Wall hung wash basin. Heated towel rail. Corner shower cubicle. Tiled splash areas. Spotlights. Extractor fan. Double glazed window to the rear aspect.

Bedroom 2 - 3.07m x 2.46m (10'1" x 8'1")

Double glazed window to the front aspect. Radiator. Pendant light point.

Bedroom 3 - 3m x 2.77m (9'10" x 9'1")

Double glazed window to the rear aspect. Radiator. Pendant light point.

Bedroom 4 - 2.77m x 2.49m (9'1" x 8'2")

Double glazed window to the front aspect. Radiator. Pendant light point.

Bathroom

Double glazed window to the front aspect. Low level WC. Wall hung wash basin. Panelled bath with mixer tap, shower attachment & shower screen over. Tiled splash areas. Heated towel rail. Spotlights. Extractor fan. Shaver socket.

Outside

The frontage of the property has an area of lawn with a path to the canopied entrance door. Gas and electric meter cupboards. To the side is a block paved driveway providing parking for 2 cars with an EV charging point, leading to a single garage with power, light and personal door to the rear garden. There is also a personal gate from the driveway to the rear garden.

The good-sized rear garden is laid mainly to lawn with a small patio area, outside tap, power points and part timber, part brick walls to boundaries.



PROPERTY INFORMATION.

Local Council is East Cambridgeshire District Council - Council Tax Band is D.

The property is registered under Title CB494191

The property price shown is a 40% share (£400,000 at Full price value)

The property can be stair-cased to the full 100% share.

Leasehold, with an expiry date of 28/02/3015 - 989 years remaining.

Monthly charge of 40% Share is **£591.63** of which the breakdown is:- Rent £533.17, Site service charge £23.96 & building insurance £34.50.

All main utility services are connected.

Flood Risk is very low.

The property has Solar Panels.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 14mbps, Superfast 49mbps & Ultrafast 1800mbps.

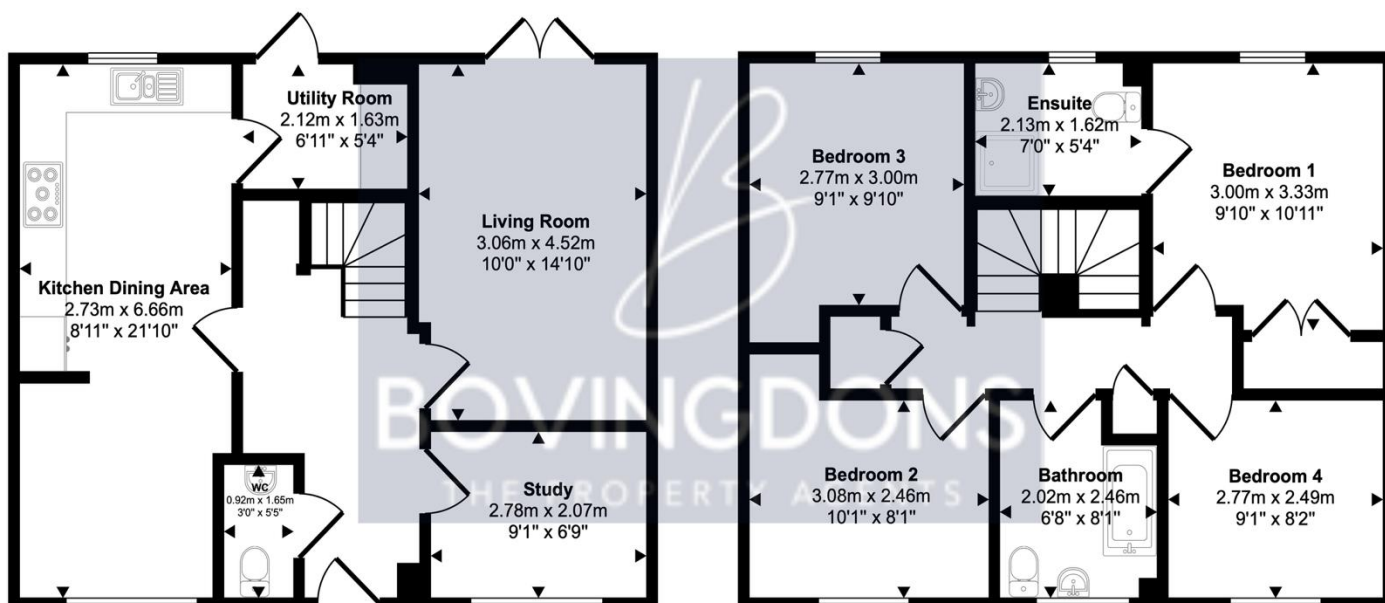


ELIGIBILITY CRITERIA FOR SHARED OWNERSHIP

- Buyers must be at least 18 years old
- Buyers must have a total household income under £80,000 (£90,000 in London)
- Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information)
- Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.
- Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)
- Self-employed buyers must be able to provide 2-years evidence of their income
- Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator
- Shared owners must be first time buyers or do not own another property in the UK or any other country or they have a memorandum of sale for their existing property.
- Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy): A mortgage or rent arrears, Other bad debts, County Court Judgements.
- Buyers must have a minimum 5% deposit towards the share they are purchasing
- Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000).

Floor Plan

Approx Gross Internal Area
110 sq m / 1179 sq ft



Ground Floor

Approx 55 sq m / 589 sq ft

First Floor

Approx 55 sq m / 590 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.



Viewing

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

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	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 firms' employment has the authority to make or give any representation or warranty in respect of the property.