



## 106 Celandine View

Soham, Ely, Cambs, CB7 5FU

**Guide Price £175,000 (50% share)**





# 106 Celandine View

Soham, Ely, Cambs CB7 5FU

**Guide price £175,000 (50% Share)**



## 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

Well presented and spacious end of terrace townhouse, located opposite an open play area on this popular development. The property is offered under the Shared Ownership scheme and the price shown is for a **50%** share, but it is possible to staircase to **100%** ownership if required. The family accommodation benefits from gas central heating and double glazing, open plan living, WC/Utility, Ensuite and a carport. Well-presented throughout, the property also faces an open green with play area and viewing is recommended.

## Entrance Hall

Part double glazed entrance door. Tiled floor. Mains wired fire alarm. Stairs to first floor. Fuse Box. Radiator.

## WC/Utility - 1.93m x 1.65m (6'4" x 5'5")

Double glazed window to the front aspect. Radiator. Low level WC. Wall hung wash basin. Tiled floor. Cupboard housing Potterton gas fired boiler serving central heating and hot water. Extractor. Space and plumbing for automatic washing machine. Ceiling light point.

## Open Plan Kitchen - 4.37m x 4.09m (14'4" x 13'5")

The kitchen area has a range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Integrated fridge/freezer. Integrated Hotpoint double oven with a 5-burner gas hob over, and splash back panel and a stainless-steel extractor canopy. Space and plumbing for dishwasher. Spotlights to ceiling and pendant light point. Tiled floor. Central heating thermostat. Radiator. Understairs storage cupboard.

## Open Plan Living - 5.46m x 4.39m (17'11" x 14'5")

2 pendant light points, double-glazed window to the side aspect and double-glazed patio doors to the rear garden, Part vaulted ceiling with two Velux double-glazed skylight windows and two radiators.

## Landing

Double glazed patio doors to Juliet balcony to the front aspect. Radiator. Mains wired fire alarm. Two ceiling light points. Stairs to second floor.

## Bedroom 1 - 4.42m x 3.2m (14'6" x 10'6")

Two double glazed windows to the rear aspect. Radiator. Triple wardrobe with sliding doors. Pendant light point. Central heating thermostat. Door to:

## Ensuite - 2.11m x 1.52m (6'11" x 5'0")

Double shower cubicle. Wall hung WC. Wall hung wash basin with mixer tap. Heated towel rail. Tiled floor. Shaver socket. Extractor fan. Spotlights.

## Bedroom 4 - 4.01m x 2.41m (13'2" x 7'11")

Double glazed patio doors to Juliet balcony to the front aspect. Radiator. Ceiling light point.







## Landing 2

Access to loft space. Mains wired fire alarm. Storage cupboard. Ceiling light point.

## Bedroom 2 - 4.39m x 3.63m (14'5" x 11'11")

Two double glazed windows to the rear aspect. Radiator. Pendant light point.

## Bedroom 3 - 4.39m x 3.43m (14'5" x 11'3")

Two double glazed windows to the front aspect. Radiator. Pendant light point.

## Bathroom - 2.08m x 1.83m (6'10" x 6'0")

Double glazed window to the side aspect. Heated towel rail. Wall hung WC. Wall hung wash basin with mixer tap. Tiled floor. Spotlights. Extractor fan. Panelled bath with shower and screen over.

## Outside

Gas meter cupboard to front and electric meter cupboard to the side. Personal gate from street at side into the rear garden. Carport with parking space in front to the rear of the garden. The rear garden is laid to lawn with timber garden shed, patio, water butt, flower and shrub bedding and part timber, part brick walling to boundaries.



## PROPERTY INFORMATION

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

Flood risk is very low.

All main Utility services are connected.

The property is registered with title CB458527.

The property price shown is a 50% share with Heylo Housing Association - (the property can be stair-cased to 100% ownership).

Current rent for 50% is circa £592.61 per month (TBC).

Lease expires on 31/05/3018 (991 years remaining).

Lease management fee £27.41/month (tbc) - subject to annual review.

Monthly estate service charge is £23.86 (tbc) - subject to annual review.

Annual Buildings Insurance is £18.24 (Tbc) - subject to annual review.

There are no Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 16mbps,

Superfast 70mbps & Ultrafast 1800mbps.

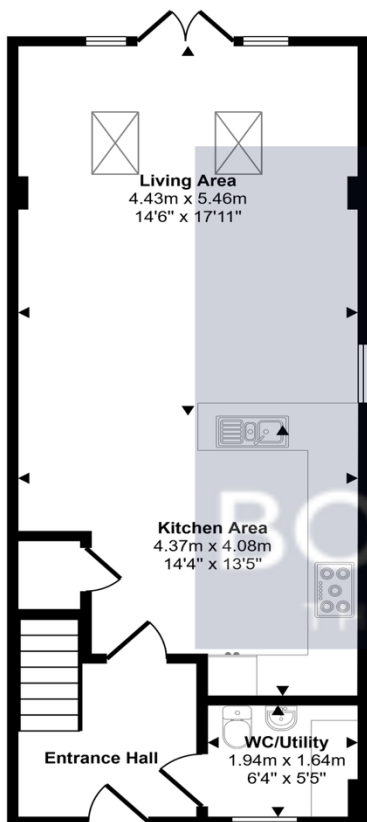
## ELIGIBILITY CRITERIA

- 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 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).

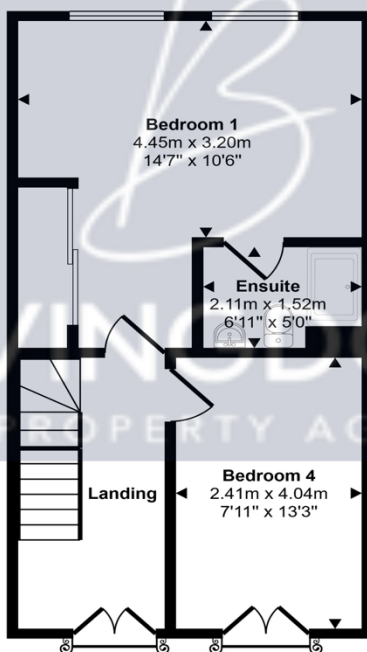


## Floor Plan

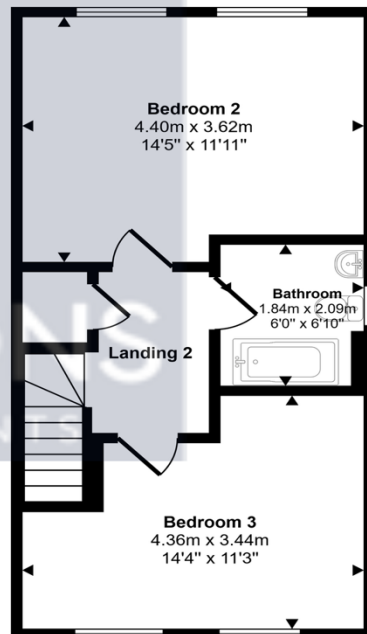
Approx Gross Internal Area  
131 sq m / 1405 sq ft



Ground Floor  
Approx 51 sq m / 544 sq ft



First Floor  
Approx 40 sq m / 433 sq ft



Second Floor  
Approx 40 sq m / 428 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.

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.

## Energy Efficiency Graph

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 87 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |