BOVINGDONS
THE PROPERTY AGENTS

38 Station Road

Soham, Ely, Cambs, CB7 5DY

Guide Price £285,000

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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
Well presented and spacious semi-detached period cottage, offering 2 double bedrooms, double glazing, gas central heating, secure parking through electric gates, courtyard garden, refitted kitchen/breakfast room and a good-sized living room. Located near to the High Street shops and Railway Station, this is a great first-time purchase or investment property for rent.

Hallway - 5.79m x 1.02m (19'0" x 3'4")
Part double glazed entrance door. Wood flooring. Stairs to first floor. Part double glazed door and double-glazed window to the rear garden. Two radiators. Spotlights. Part Glazed door to kitchen. Door to:

Living Room - 5.23m x 3.76m (17'2" x 12'4")
Two double glazed windows to the front aspect. Radiator. Ceiling light point. Fireplace with tiled hearth.

Kitchen/Breakfast Room - 3.71m x 3.33m (12'2" x 10'11")
Range of units at base and wall level with roll-top work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Tiled floor and splash area. Spaces and plumbing for automatic washing machine and dishwasher. Integrated electric oven with 4-burner gas hob above and stainless-steel extractor canopy over. Cupboard housing Baxi gas fired boiler serving central heating and hot water. Space for fridge/freezer. Radiator. Understairs storage cupboard. Ceiling light point and spotlights.

Landing - 4.34m x 1.52m (14'3" x 5'0")
Study area with storage cupboard. Double glazed windows to the rear and side aspect. Two wall light points. Radiator. Fire alarm.

Bedroom 1 - 3.81m x 2.84m (12'6" x 9'4")
Double glazed window to the front aspect. Radiator. Exposed beam to ceiling. Access to loft space. Ceiling light point.

Bedroom 2 - 3.78m x 2.92m (12'5" x 9'7")
Double glazed windows to the front and side aspects. Radiator. Exposed beams. Ceiling light point.

Bathroom - 3.35m x 2.03m (11'0" x 6'8")
Free standing clawfoot bath. Pedestal wash basin. Low level WC. Radiator. Extractor fan. Shower cubicle to corner. Heated towel rail. Shaver socket. Double glazed window to the side aspect.

Outside
The frontage has a low fence to the boundary and gravelled area leading to the entrance door. There is a shared, gravelled driveway accessed through electrically operated gates, leading to the rear.
The property currently has an open plan gravelled and concreted rear garden area and a timber garden shed.

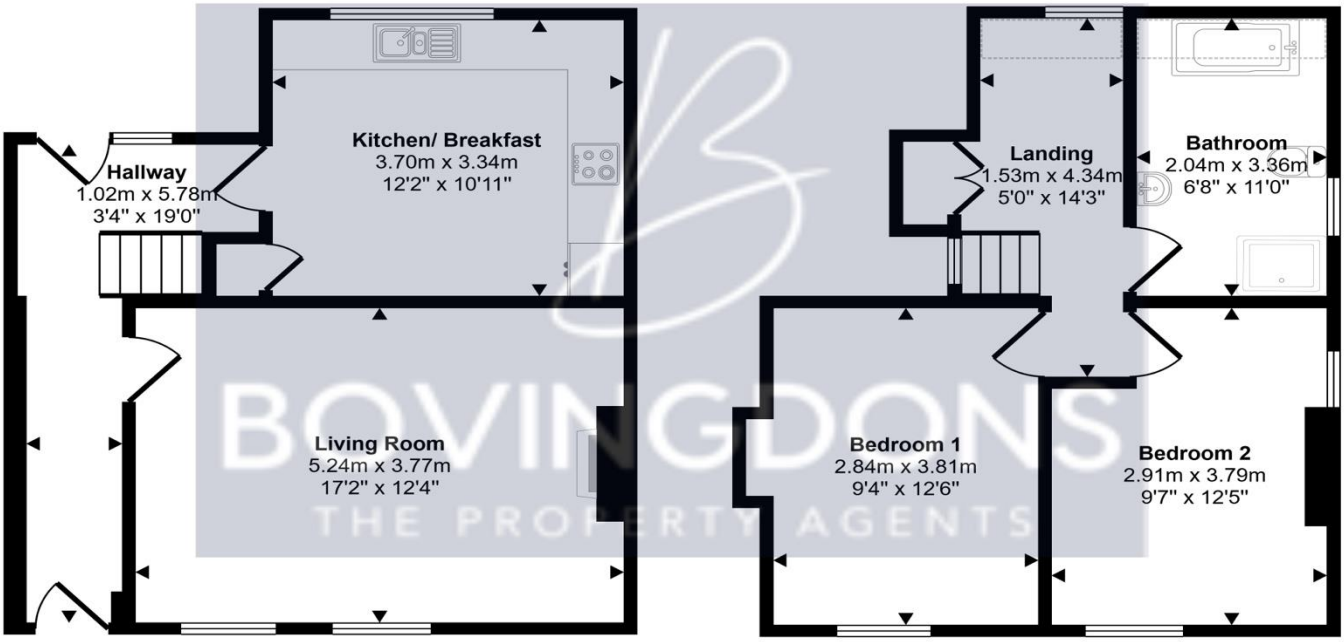
Property Information.
Local Council is East Cambridgeshire District Council.
Council Tax Band is B
The property is Freehold
Registered title is CB301038
Flood risk is very low.
All main utilities are connected
Restrictive Covenants may apply and there are shared Rights of Way (driveway) but there are no Wayleaves or Easements.
The property is in the Soham conservation area.
Estimated broadband speeds are Standard mbps, Superfast mbps & Ultrafast mbps.

Note -The property currently shares its rear garden with number 40 and can be sold as part of an overall purchase of both if required. Please ask the selling agent for details

Viewings strictly by appointment.

Floor Plan

Approx Gross Internal Area
80 sq m / 858 sq ft



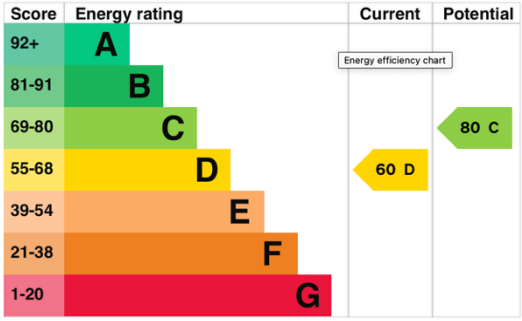
Ground Floor
Approx 43 sq m / 462 sq ft

First Floor
Approx 37 sq m / 396 sq ft

Denotes head height below 1.5m

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



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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