BOVINGDONS
THE PROPERTY AGENTS



69 Blackthorn Close

Soham, Ely, Cambs, CB7 5DT

Guide Price £260,000

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Description
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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/A11.
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 highly-rated 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
Part double glazed entrance door and side windows. Radiator. Coved ceiling with light point.

Living Room - 5.03m x 4.9m (16'6" x 16'1")
Double glazed window to the front aspect and double-glazed patio doors to the rear garden. Two radiators. Two ceiling light points. Mains wired fire alarm. TV Point. Central heating thermostat. Opening to bedroom 2.

Kitchen - 2.92m x 1.57m (9'7" x 5'2")
Double glazed window to the rear aspect. Range of units at base and wall level with work surfaces over and incorporating a single bowl sink with mixer tap. Integrated single oven with a 2-ring electric hob over and extractor canopy above. Integrated washing machine. Space for upright fridge/freezer. Coved ceiling with light point. Tiled splash areas. Wall mounted Baxi gas fired boiler serving central heating and hot water.

Bedroom 1 - 3.86m x 3.73m (12'8" x 12'3")
Double glazed window to the front aspect. Radiator. Coved ceiling with ceiling light point.

EPC

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Bedroom 2/Study - 4.62m x 2.39m (15'2" x 7'10")
Double glazed window to the front aspect Radiator. Cupboard housing Fuse Box and Electric meter. Dimmer switch. Spotlights.

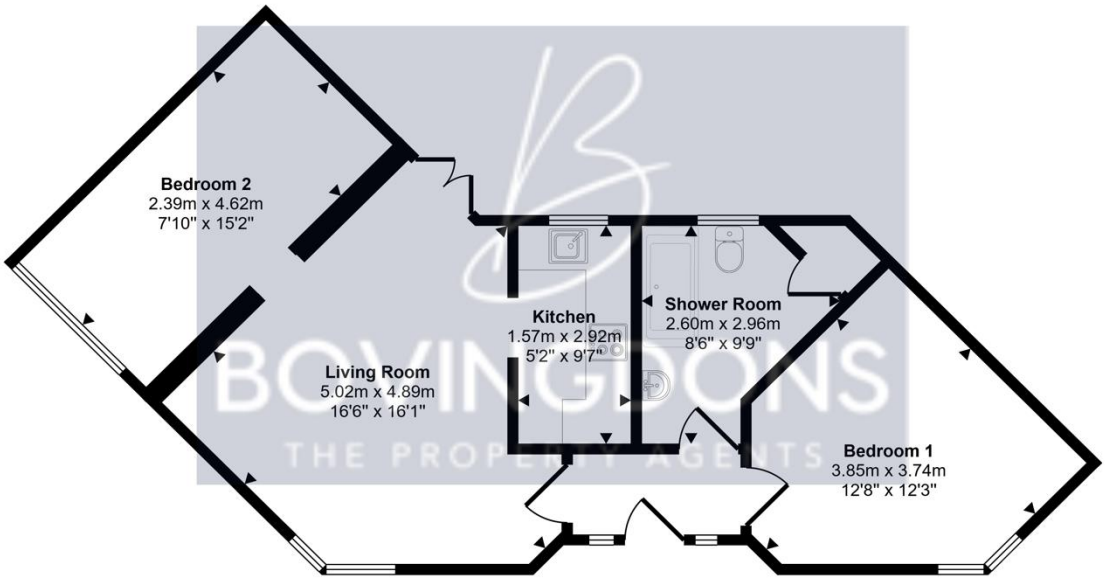
Shower Room - 2.97m x 2.59m (9'9" x 8'6")
Double glazed window to the rear aspect. Walk-in shower cubicle. Low level WC. Wash basin in vanity unit with mixer tap. Heated towel rail. Coved ceiling with light point. Extractor fan. Airing cupboard with shelving.

Outside
There is a large front garden which is hard landscaped with stones and a path that leads to the entrance door and an off-road parking area.
The rear garden is fully enclosed with timber fencing, stone chippings and a paved patio.

Property Information.
Local Council is East Cambridgeshire District Council - Council Tax Band is B
The property is Freehold with registered title CB172924
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 9mbps, Superfast 291mbps & Ultrafast 1800 mbps.

ID & AML Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

Approx Gross Internal Area
57 sq m / 618 sq ft



Floorplan

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.

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