



ASPEN WAY | SOHAM

Coach House in Popular Modern Development

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Guide Price £210,000 Freehold

FEATURES

- Two Double Bedrooms with En-suite to master
- L-shaped Lounge/diner
- Popular Location in Quiet Cul de Sac
- Built in Wardrobes to Master Bedroom
- Walking distance to local shops/schools
- Garage with extra storage space.
- Ideal for first time buyers or buy to let property

DESCRIPTION

This Modern two bedroom coach house is located on a quiet Cul-de-Sac in the village of Soham. Features include a fully fitted kitchen, spacious lounge/diner great for entertaining and En-suite to master bedroom. Outside the property offers parking to the front of the garage, enclosed garden to the rear with patio area. This property offers easy access to local schools, Ely, Cambridge and Newmarket.



ACCOMMODATION

Entrance Hall

Stairs to first floor.

Landing

Loft access and large storage cupboard.

Bedroom 1 12'4" x 9'10" (3.77m x 2.99m)

Window to front aspect, built in double wardrobe.

En-suite

Tiled shower cubicle, low level WC and hand wash basin.
Velux window to rear.

Bathroom 5'6" x 7'9" (1.67m x 2.37m)

Panel Bath with shower over, part tiled walls, low level WC, hand wash basin. Velux window.

Bedroom 2 8'6" x 9'1" (2.59m x 2.77m)

Velux window to front aspect.

Living/Dining Room 17'8" x 16'10" (5.39m x 5.13m)

Juliet balcony with double glazed doors to front aspect, velux window to the rear.

Kitchen 7'8" x 7'8" (2.34m x 2.34m)

Wide selection of wall and base units with inset gas hob with extractor over and electric oven below. Space for washing machine and fridge/freezer. Stainless steel sink with drainer. Velux window and tiled splash backs.

Garage & Parking 18'3" x 9'4" (5.55m x 2.84m)

Single garage with addition storage space to the rear. Wall mounted gas boiler. lights and power. Up and over garage door. Parking in front of the garage.

Property Information

Maintenance fee - None

EPC - C

Tenure - Freehold

Council Tax Band - B

Property Type - Coachhouse

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 66

Parking - driveway & garage

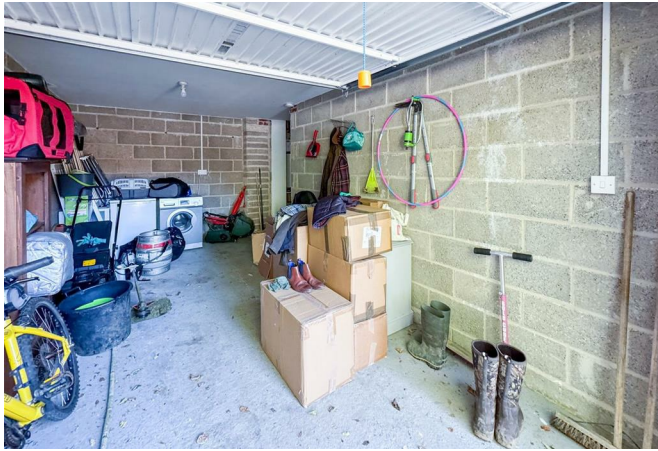
Broadband - Ultra Fast 1000

Phone Signal - Good









01638 750241

Council Tax Band : B

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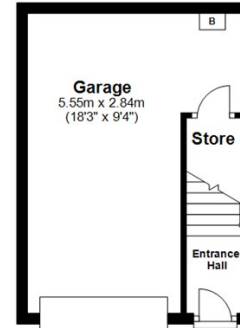
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

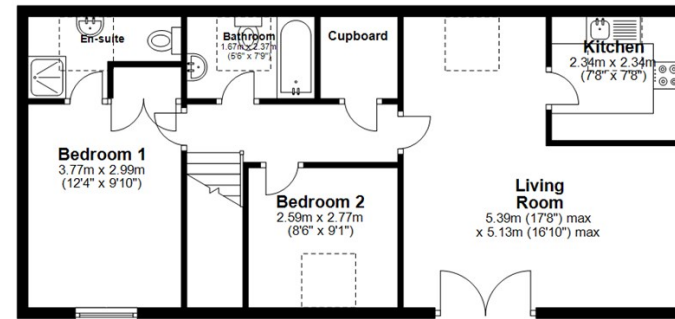
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Ground Floor
Approx. 22.1 sq. metres (237.6 sq. feet)



First Floor
Approx. 66.2 sq. metres (713.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	