



Martin Close, Soham, Cambridgeshire

Pocock + Shaw

32 Martin Close
Soham
Cambridgeshire
CB7 5ES

A smartly presented three bedroom detached house situated at the end of a cul de sac in a corner plot.

Available with no onward chain, this competitively priced property represents an excellent opportunity for buyers seeking a versatile family home with exciting potential to add value.

Guide Price £340,000



Location SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. It has a varied selection of shops, sporting facilities and good educational outlets, including three primary schools and a Village College.

Description This well-presented detached family house offers thoughtfully arranged living accommodation, recently redecorated and benefiting from UPVC double glazing and a gas-fired radiator heating system. Previously, the vendors secured planning permission for a two-storey side extension. Although this has now lapsed, it highlights the property's scope for future development, subject to the necessary consents. Occupying a generous corner plot, the home is further enhanced by a single garage and off-road parking for at least three vehicles. Available with no onward chain, this competitively priced property represents an excellent opportunity for buyers seeking a versatile family home with exciting potential to add value.

Ground Floor

Entrance Hall With a uPVC double glazed window to the front, entrance door, radiator, stairs to the first floor, under stair cupboard.

Sitting/Dining Room 6.91m (22'8") x 3.74m (12'3") max
With a uPVC double glazed window to the front, two double radiators, sliding patio door to the garden.

Kitchen (10'8") x 2.60m (8'6")
Fitted with a matching range of wooden base and eye level units, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, fitted

eye level electric double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, tiled flooring, opening to:

Breakfast Room/Home Office 2.45m (8') x 3.32m (7'7")
UPVC double glazed window to rear aspect, double radiator, uPVC part glazed door to garden.

First Floor

Landing
UPVC double glazed window to side aspect, radiator, cupboard with gas fired combination boiler.

Bedroom 1 3.43m (11'3") x 3.25m (10'8")
UPVC double glazed window to front aspect, radiator.

Bedroom 2 3.37m (11'1") x 2.87m (9'5")
UPVC double glazed window to rear aspect, radiator, access to loft space.

Bedroom 3 2.53m (8'4") x 2.28m (7'6")
Built in storage cupboard/wardrobe, uPVC double glazed window to front aspect, radiator.

Outside The property is set behind a generous drive providing off road parking for several cars and gated access to the rear garden. The rear garden is enclosed and is laid to lawn.

Garage 4.95m (16'3") x 2.52m (8'3")
Up and over door.

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.



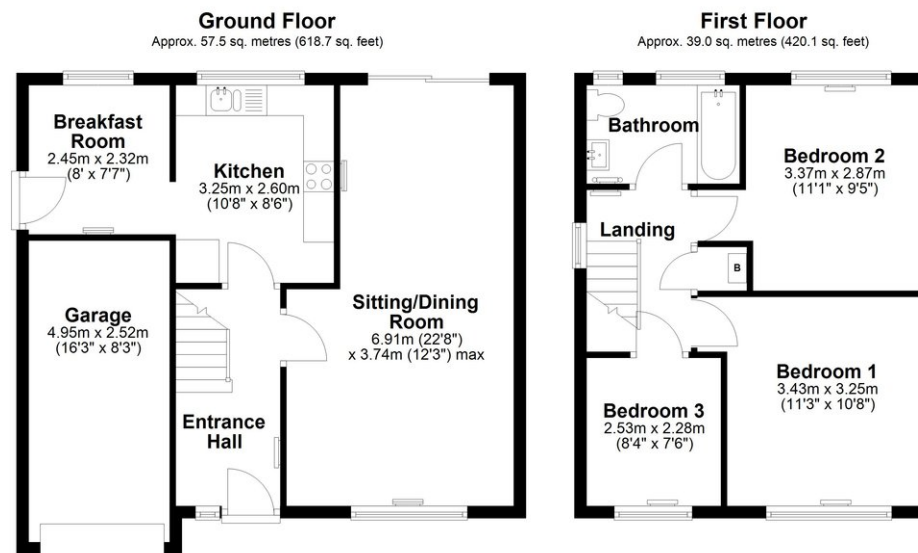
The property is not in an conservation area. The property is in a very low flood risk area. The property has a registered title. Internet connection, basic: 15Mbps, Superfast: 58Mbps. Mobile phone coverage by the four major carriers available. Virgin Tv is not available. EPC: C

Council Tax D. - £2,374 East Cambs District Council.

Important Note

The vendors obtained planning permission in 2005 for a two story extension. Whilst the permission has now lapsed it is considered that potential still exists to extend this property. Buyers will need to make their own enquires with the local authority to satisfy themselves of this potential.

Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 96.5 sq. metres (1038.8 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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