



Blackthorn Court

Soham, CB7

Price £325,000

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Description

This superb FAMILY HOME is located in the popular town of Soham and benefits from open plan living accommodation including three bedrooms, two reception rooms and two bathrooms!

Downstairs the house comprises a welcoming entrance hall which offers ample space to remove coats and shoes and includes stairs leading to the first floor landing in addition to a cloakroom W.C with a useful understairs storage cupboard and wash hand basin. There is a lounge with an impressive bay window and an archway which leads into a dining room with patio doors overlooking the rear garden.

The downstairs accommodation is concluded by a fully fitted kitchen which offers a range of wall and base level units, ceramic sink and drainer, integrated fridge freezer and dishwasher as well as space for a washing machine and tumble drier. There is also an integrated cooker and electric hob with extractor hood fitted over.

Upstairs the house benefits from three bedrooms and includes an en suite shower room to the master bedroom comprising W.C, wash hand basin and shower cubicle. The family bathroom includes a W.C, wash hand basin and bath as well as a wall mounted heated towel radiator. The third bedroom includes a useful airing cupboard as well as an access hatch into the loft space which houses a recently fitted gas boiler.

Outside the house benefits from driveway off street parking for two cars beside one another in addition to a detached garage with an up and over front door, power and light. There is side gate access into a fully enclosed rear garden which enjoys a patio for seating/ entertaining whilst the remainder is laid to lawn. The rear garden also offers outside sockets, outside tap and a useful storage shed.

Measurements

Entrance Hall - 5'9" max x 5'6" max

Cloakroom W.C - 5'9" max x 4'8" max

Lounge - 12'11" x 10'10"

Dining Room - 9'5" x 7'6"

Kitchen - 8'9" x 7'2"

Bedroom - 10'9" max x 9'6" max

En Suite - 7'4" max x 4'2" max

Bedroom - 10'4" max x 8'7" max

Bedroom - 9'9" x 6'6"

Family Bathroom - 7'3" x 4'4"

Agents Note

Council Tax Band - C (East Cambridgeshire).

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

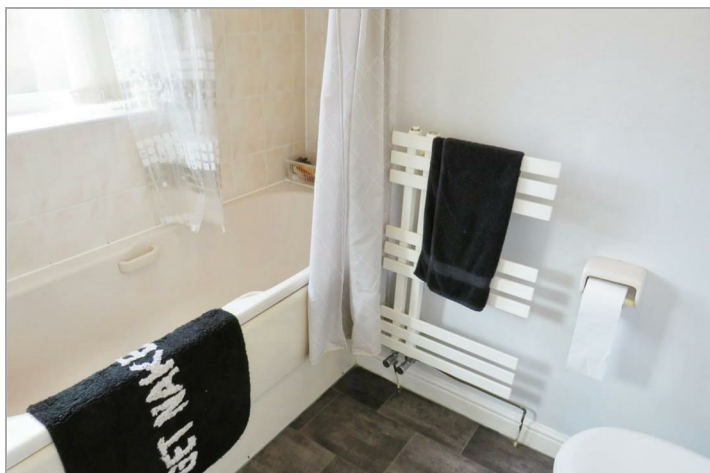
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

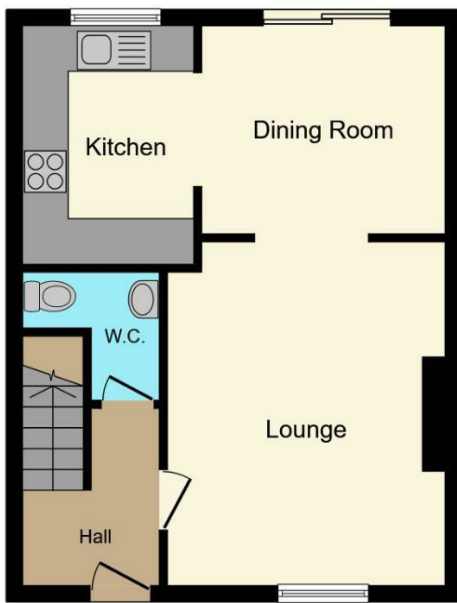
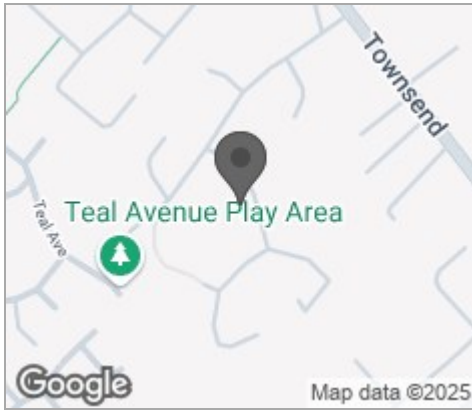
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from

Tel: 01842 818282

their Solicitor. The agent has not reviewed the title documents for this property.

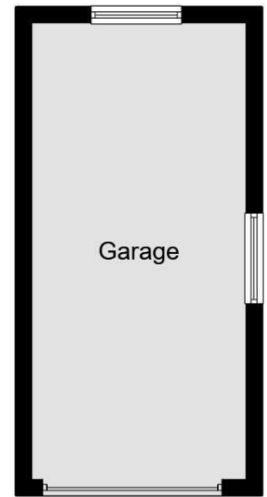




Ground Floor



First Floor

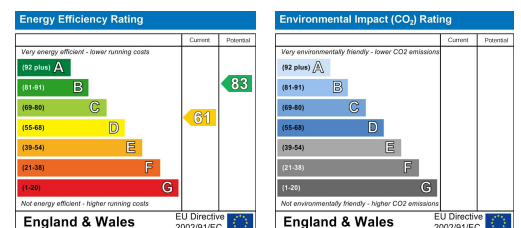


Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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