



## 55 Chestnut Drive

Soham, Ely, Cambs, CB7 5FW

**Guide Price £285,000**



# 55 Chestnut Drive

Soham, Ely, Cambs, CB7 5FW

**Guide price £285,000**



## 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 CoOp, Asda, M&S Local 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.

### Entrance Hall - 1.65m x 0.89m (5'5" x 2'11")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point.

### Cloakroom - 1.65m x 0.84m (5'5" x 2'9")

Low level WC. Wash basin. Radiator. Fusebox. Double glazed window to the front aspect. Coved ceiling with light point.

### Living Room - 4.52m x 3.51m (14'10" x 11'6" widens to 14' 9")

Double glazed window to the front aspect. Radiator. TV point. Coved ceiling with light point.

### Lobby - 0.91m x 0.91m (3'0" x 3'0")

Stairs to first floor. Coved ceiling.

### Dining Room - 2.84m x 2.39m (9'4" x 7'10")

Double glazed patio doors to conservatory. Radiator. Central heating thermostat. Coved ceiling with light point. Open arch to kitchen.

### Kitchen - 2.82m x 2.03m (9'3" x 6'8")

Refitted with range of units at base and wall level with work surfaces. Single bowl sink with mixer tap. Double glazed window to the rear aspect. Cupboard housing Baxi gas fired boiler serving central heating. Single oven with electric hob over. Space for washing machine.

### Conservatory - 2.82m x 2.26m (9'3" x 7'5")

Upvc construction with door to rear garden. Tiled flooring.

### Landing - 2.84m x 1.22m (9'4" x 4'0")

Coved ceiling with light point.

**Bedroom 1** - 3.51m x 2.49m (11'6" x 8'2")  
Double glazed window to the front aspect.  
Radiator. Built-in wardrobe with hanging rail.  
Coved ceiling with light point. TV point and telephone point.

**Bedroom 2** - 2.82m x 2.49m (9'3" x 8'2")  
Double glazed window to the rear aspect.  
Radiator. Coved ceiling with light point. Built-in wardrobe with hanging rail. Airing cupboard with lagged hot water tank and shelving.

**Bedroom 3** - 2.54m x 1.93m (8'4" x 6'4")  
Double glazed window to the front aspect.  
Radiator. Coved ceiling with light point. Access to loft space. TV point.

**Shower-room** - 1.93m x 1.85m (6'4" x 6'1")  
Shower cubicle. low level WC. pedestal wash basin. heated towel rail. Double glazed window to the rear aspect Tiled splash areas. Coved ceiling with spotlights.

## Outside

Single garage to front with up and over door and parking space. Gravelled area to front of house with mature shrubs and pathway to entrance door and access to side leading to the rear garden. Gas and electric meter cupboards. Rear garden is laid to lawn with a large patio, area of lawn, shrub bedding, timber fencing Personal gate to side. Timber garden shed.

## Notes

Local council is East Cambridgeshire District Council.

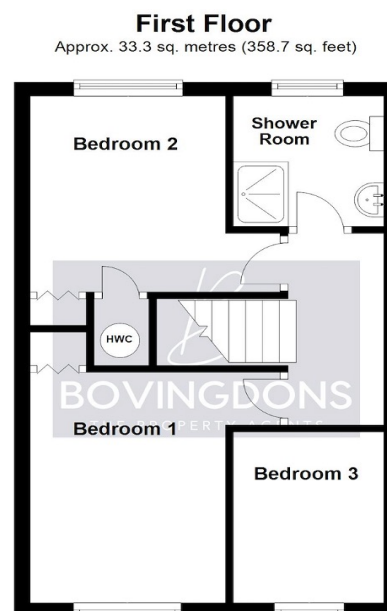
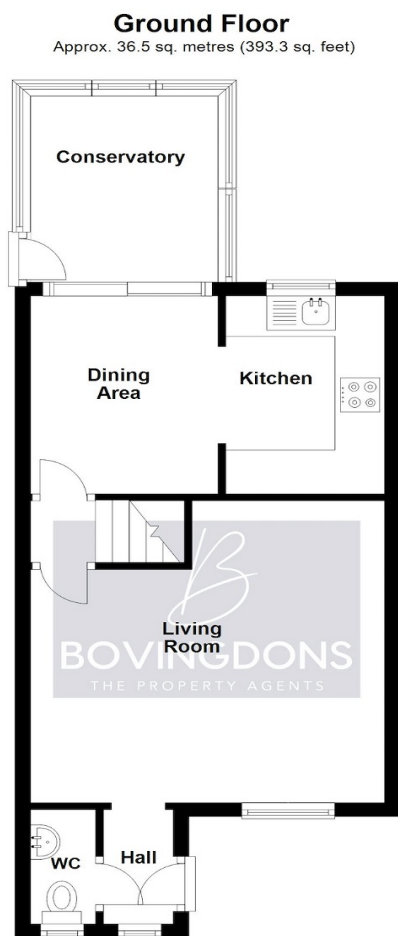
Council Tax Band is B

No onward chain.





## Floor Plan

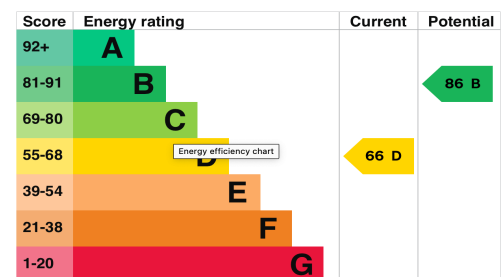


Total area: approx. 69.9 sq. metres (752.0 sq. feet)

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.