



14 West Drive Gardens

Soham, Ely, Cambs, CB7 5EF

Guide Price £235,000



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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.

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 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.

Description

Lovely semi-detached cottage which has been improved by its present owners and now benefits from double glazing, gas central heating, refitted kitchen, no onward chain and is presented in good decorative order. This is an ideal first-time purchase or buy to let. Early viewing recommended.

Hall

Stairs to first floor. Door to:

Living Room - 3.33m x 2.95m (10'11" x 9'8")

Double glazed window to the front aspect. Radiator. TV Point. Two wall light points. Central heating thermostat. Door to:

Kitchen/Diner - 4.24m x 4.88m (13'11" x 16'0")

Kitchen area is 8'8" x 7'9" and dining area is 13'11" x 9'4" - Range of units at base and wall level with work surfaces over. Single bowl stainless steel sink and mixer tap. Double glazed window to the rear aspect. Tiled splash areas. Integrated single electric oven with a 4-ring electric hob over and extractor above. Space for fridge freezer. Radiator. Feature brick fireplace with tiled hearth. Spotlights to ceiling. Understairs storage cupboard housing gas fired boiler serving central heating and hot water. Doorway to:

Lobby - 2.29m x 0.84m (7'6" x 2'9")

Double glazed door to the rear garden. Space and plumbing for washing machine. Sliding door to:

Bathroom - 2.26m x 1.5m (7'5" x 4'11")

Panelled bath with screen and shower over with mixer tap. Tiled splash area. Extractor. Ceiling light point. Heated towel rail. Low level WC. Pedestal wash basin with cupboards under. Double glazed window to the rear aspect. Ceiling light point.

Landing

Double glazed window to the side aspect.
Access to loft space. Ceiling light point.

Bedroom 1 - 3.35m x 2.95m (11'0" x 9'8")

Double glazed window to the front aspect.
Radiator. Built-in single wardrobe. Ceiling light point.

Bedroom 2 - 3.05m x 2.51m (10'0" x 8'3")

Double glazed window to the rear aspect.
Radiator. Ceiling light point.

Bedroom 3 - 2.29m x 1.65m (7'6" x 5'5")

Double glazed window to the rear aspect.
Radiator. Ceiling light point.

Outside

The front has as a shingled area with shrubs and a canopy over the entrance door.
The rear garden is laid to lawn with mature shrubs to borders, patio, personal gate to side and a timber garden shed.

Notes

Local Council is East Cambridgeshire District Council

Council Tax Band is B

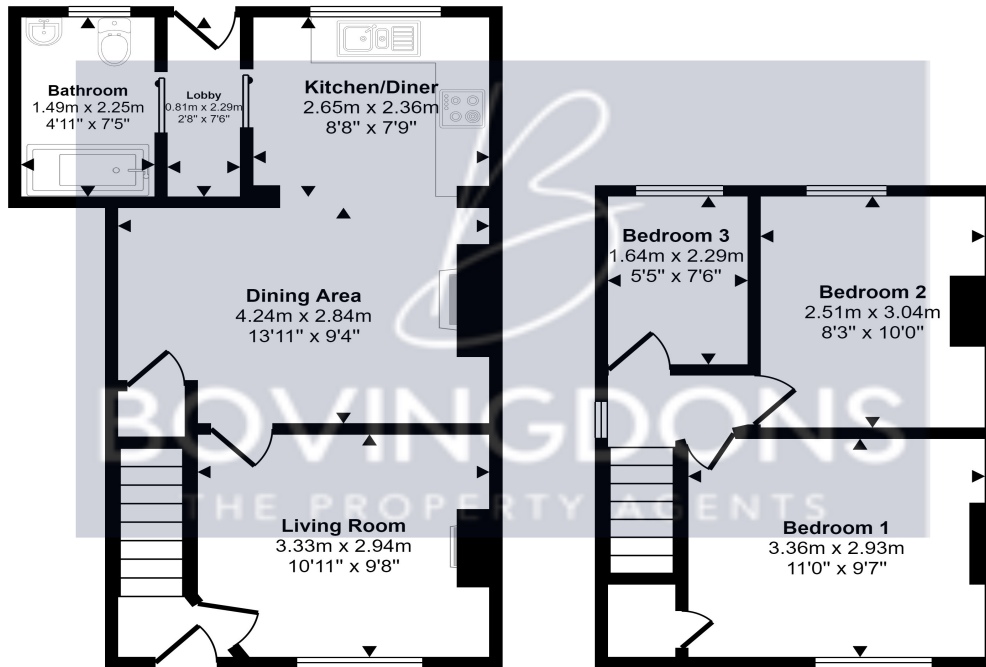
EPC rating is currently 66 (D).





Floor Plan

Approx Gross Internal Area
64 sq m / 685 sq ft



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.

Viewing

Please contact our Soham Office on 01353 725723 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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		