



9 Blackthorn Court

Soham, Ely, Cambs, CB7 5DT

Guide Price £289,950



Well-presented 1 bedroom end of terrace home, which is an ideal first-time purchase or investment property. Situated in this popular location, the house offers double glazing, gas fired central heating, private garden, allocated parking space and NO ONWARD CHAIN.

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. Sohams has its own range of local shops including the Co Op, 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 Sohams Village College. Sohams train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Kitchen - 2.62m x 2.39m (8'7" x 7'10")

Part double glazed entrance door. Under stairs storage cupboard and understairs storage space with radiator. Kitchen has a range of units at base and wall level with roll-top work surfaces over. Stainless steel sink with mixer tap. Space and plumbing for automatic washing machine. Space for fridge/freezer Tiled splash areas. Double glazed window to the front aspect. Coved ceiling with fluorescent strip light. Integrated single oven with 4 ring electric hob over. Archway to:

Living Room - 3.61m x 3.3m (11'10" x 10'10")

Double glazed door and window to the rear aspect. Coved ceiling with light point. Radiator. Dado rail. TV Point. Stairs to first floor.

Landing

Double glazed window to the front aspect. Dado rail. Radiator. Over-stairs cupboard with shelving housing gas fired 'Ideal' boiler serving central heating and hot water.

Bedroom - 3.63m x 3.33m (11'11" x 10'11")

Double glazed window to the rear aspect. Radiator. Access to loft space. Coved ceiling with light point.

Bathroom - 2.64m x 1.52m (8'8" x 5'0")

Double glazed window to the front aspect. Low level WC. Pedestal wash basin. Panelled bath with 'Triton' electric shower over. Tiled splash areas. Extractor fan. Heated towel rail. Ceiling light point.

Outside

Small stone chippings are to front with grassed area extending to the side. Gas and electric meter cupboards. There is a nearby allocated parking space in a parking area to the rear.

There is a personal gate to the side leading into the rear garden which is enclosed with timber fencing and has an area of lawn, raised planters and small patio.

Property Details

Local Council is East Cambridgeshire District Council
Council Tax Band is A.

EPC Rating is C(71)

All mains' services are connected.

The vendor has informed us that there are no restrictive covenants he is aware of.

There has been no flooding.

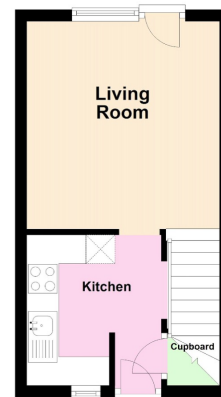
Broadband speeds (Est) – Standard 15Mbps, Superfast – 69Mbps, Ultrafast – 1000Mbps



Floor Plans

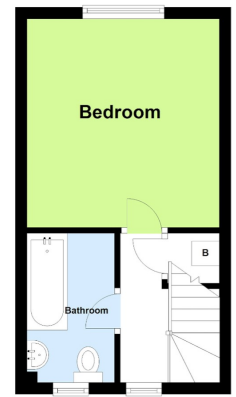
Ground Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



First Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.