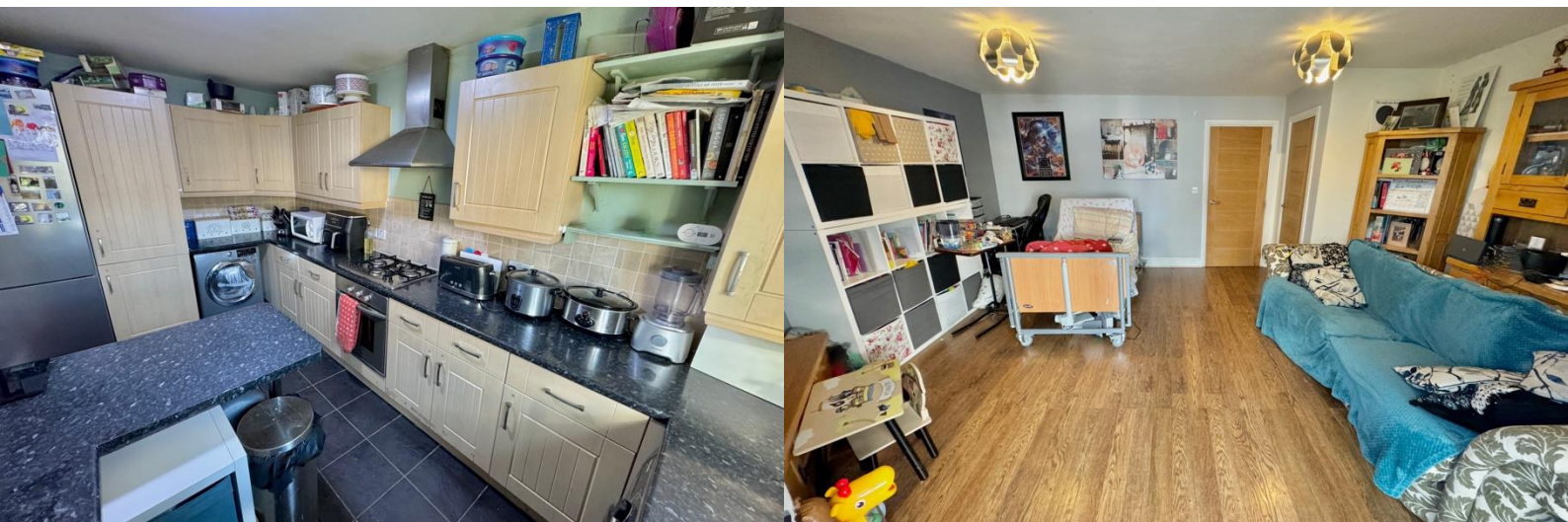




12 Silvers Close

Soham, Ely, Cambs, CB7 5ET

Guide Price £285,000



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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 doctors' 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

This 3 bed semi-detached home benefits from good sized accommodation, WC, conservatory, double glazing, gas fired central heating, solar panels, allocated parking, a cul-de-sac location, various timber outbuildings and is also offered with no onward chain.

Hallway

Part double glazed entrance door. Stairs to first floor. Fusebox. Radiator. PV Isolator switch. Ceiling light point

WC - 1.68m x 1.02m (5'6" x 3'4")

Low Level WC. Wash basin. Radiator. Tiled splash areas. Extractor fan. Ceiling light point.

Living Room - 5.05m x 4.14m (16'7" x 13'7" max.)

Radiator. TV Point. Two ceiling light points. Understairs storage cupboard. Double glazed patio doors to the conservatory.

Kitchen - 4.32m x 2.51m (14'2" x 8'3")

Range of units at base and wall level with roll-top work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Double glazed window to the front aspect. Cupboard housing a Vaillant gas fired boiler serving central heating. Built-in single oven. 4-Ring gas hob with extractor canopy over. Space for upright fridge freezer. Space and plumbing for automatic washing machine and dishwasher. Space for tumble dryer. Ceiling light point.

Conservatory - 2.77m x 2.72m (9'1" x 8'11")

Mainly of Upvc construction with windows to the side aspects and windows and patio doors to the rear garden. Vaulted ceiling. Two wall light points. Electric heater and with a tiled floor.

Landing

Window to the front aspect. Access to part boarded loft space with drop-down ladder. Airing cupboard with lagged hot water tank and shelving.

Bedroom 1 - 4.14m x 2.77m (13'7" x 9'1")

Double glazed window to the side aspect. Radiator. Ceiling light point. Built-in double wardrobe with sliding doors.

Bedroom 2 - 3.15m x 2.97m (10'4" x 9'9")

Radiator. Double glazed window to the rear aspect. Built-in double wardrobe with mirror fronted, sliding doors.

Bedroom 3 - 2.95m x 2.11m (9'8" x 6'11")

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

Bathroom - 1.88m x 1.91m (6'2" x 6'3")

Panelled bath with shower attachment over. Low level WC. Wash basin with cupboard under. heated towel rail. Spotlights to ceiling. Double glazed window to the rear aspect. Shaver socket. Fully tiled walls and floor.

Outside

Neat front garden with area of lawn and shrub/flower borders. Allocated block paved parking space for one vehicle. Personal gate to the rear garden.

Patio area and area of lawn with timber fencing to boundaries. Outside lights. Water tap. Timber summerhouse and a large timber workshop/office with power and light to the rear of the garden.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is C

EPC rating is A with Solar Panels to roof at rear.

Allocated parking space

All main services connected

No Wayleaves, Easements or rights of way.

No onward chain. Low flood risk.

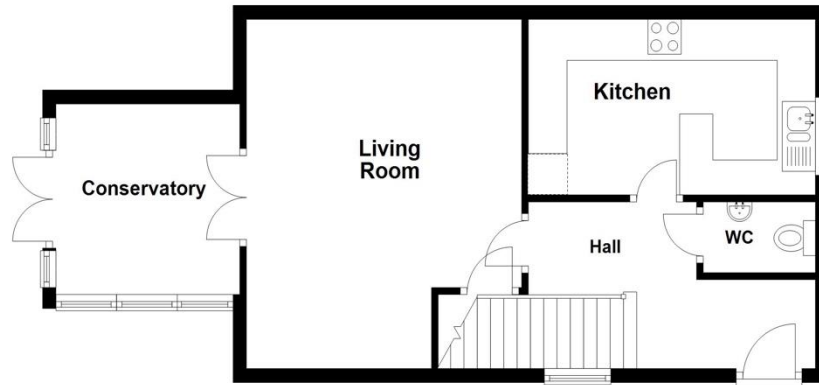




Floor Plan

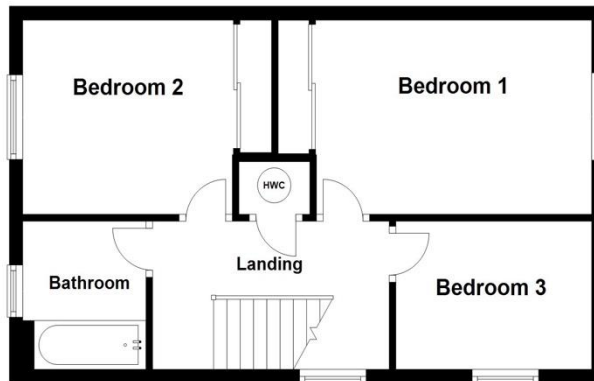
Ground Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 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

Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	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.