



2 Perch Chase

Soham, Ely, Cambs, CB7 6AJ

Guide Price £445,000



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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. Sohams 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 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.

Description

Nicely presented, almost new family home on this popular residential development built by Orbit Homes, to the south of the town. The property benefits from 4 bedrooms (two with ensuite's), WC, Study, Dining/Family Room, Living Room, Kitchen/Breakfast, Bathroom, single garage with good sized driveway and a large rear garden. Early viewing recommended.

Entrance Hall

Part double glazed entrance door. Radiator. Stairs to first floor. Central heating thermostat. Mains wired fire alarm. Wood laminate flooring. Door to :

WC - 1.75m x 0.86m (5'9" x 2'10")

Low level WC. Wall hung wash basin with mixer tap. Tiled splash areas. Extractor. Spotlights to ceiling. Wood laminate flooring.

Study - 2.62m x 2.18m (8'7" x 7'2")

Double glazed window to the front aspect. Ceiling light point. Radiator. Understairs storage cupboard with fuse box. Wood laminate flooring.

Dining Room - 2.92m x 2.87m (9'7" x 9'5")

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

Living Room - 5.51m x 3.25m (18'1" x 10'8")

Double glazed patio doors to the rear garden. Two ceiling light points. Two radiators. TV point. Telephone point. Wood laminate floor.

Kitchen - 4.42m x 3.94m (14'6" x 12'11")

Range of white fronted units at base and wall level with work surfaces over, incorporating a one and a half bowl stainless steel sink and mixer tap. Tiled splash areas. Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Space and plumbing for automatic washing machine. Integrated dishwasher. AEG 4-ring induction hob with an AEG extractor over. Integrated AEG single oven with Miele microwave oven over. Integrated 60/40 fridge freezer. Radiator. Spotlights to ceiling. Mains wired fire alarm. Wood laminate flooring.

Landing

Double glazed window to the side aspect. Radiator. Mains wired fire alarm. Access to loft space. Spotlights to ceiling. Cupboard housing hot water tank with shelving.

Bedroom 1 - 3.81m x 2.92m (12'6" x 9'7")
Double glazed window to the front aspect. Ceiling light point. Radiator. Built-in double wardrobe. Central heating thermostat. Door to:

Ensuite - 2.11m x 1.24m (6'11" x 4'1")
Tiled shower cubicle with rainfall shower head. heated towel rail. Low level WC. Wall hung wash basin with mixer tap. Tiled splash areas. Extractor fan. Spotlights to ceiling. Double glazed window to the side aspect.

Bedroom 2 - 3.2m x 2.87m (10'6" x 9'5")
Double glazed window to the rear aspect. Radiator. Ceiling light point. Recess for desk/wardrobe space. Door to:

Ensuite - 2.13m x 1.22m (7'0" x 4'0")
Double glazed window to the side aspect. heated towel rail. Low level WC. Wall hung wash basin with mixer tap. Extractor fan. Spotlights to ceiling. Tiled shower cubicle with rainfall shower head.

Bedroom 3 - 3.25m x 2.62m (10'8" x 8'7")
Double glazed window to the front aspect. Radiator. Ceiling light point. USB plug sockets. Recess for desk/wardrobe space.



Bedroom 3 - 3.25m x 2.62m (10'8" x 8'7")
Double glazed window to the front aspect. Radiator. Ceiling light point. USB plug sockets. Recess for desk/wardrobe space.

Bedroom 4 - 2.92m x 2.67m (9'7" x 8'9")
Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bathroom - 2.26m x 1.93m (7'5" x 6'4")
Double glazed window to the rear aspect. Panelled bath with mixer tap and shower attachment over. low level WC. Wall hung wash basin with mixer tap. Extensive tiling. Spotlights to ceiling. Extractor. Heated towel rail. Wood laminate flooring.

Outside

The frontage has two small lawned areas with flower and shrub borders and a path to the entrance door. The driveway to the side of the property is block-paved and provides off road parking for 2-3 vehicles. Gas and electric meter cupboards and EV charging point. Personal gate to the rear garden. There is a single detached garage which has power and light with a personal door to the rear garden. The large rear garden is fully enclosed and has an area of lawn, patio, a wood chipped play area, raised timber deck, outside tap and lighting.

Property Information.

Local Council is East Cambridgeshire District Council

Council tax band rating is E

Energy Performance Rating (EPC) is 85 (B)

Flood risk rating is low risk.

There is a service charge of circa £285.00pa

The vendor informs us there are no restrictive covenants, wayleaves, easements or rights of way.

Approximately 8 years build warranty remaining.

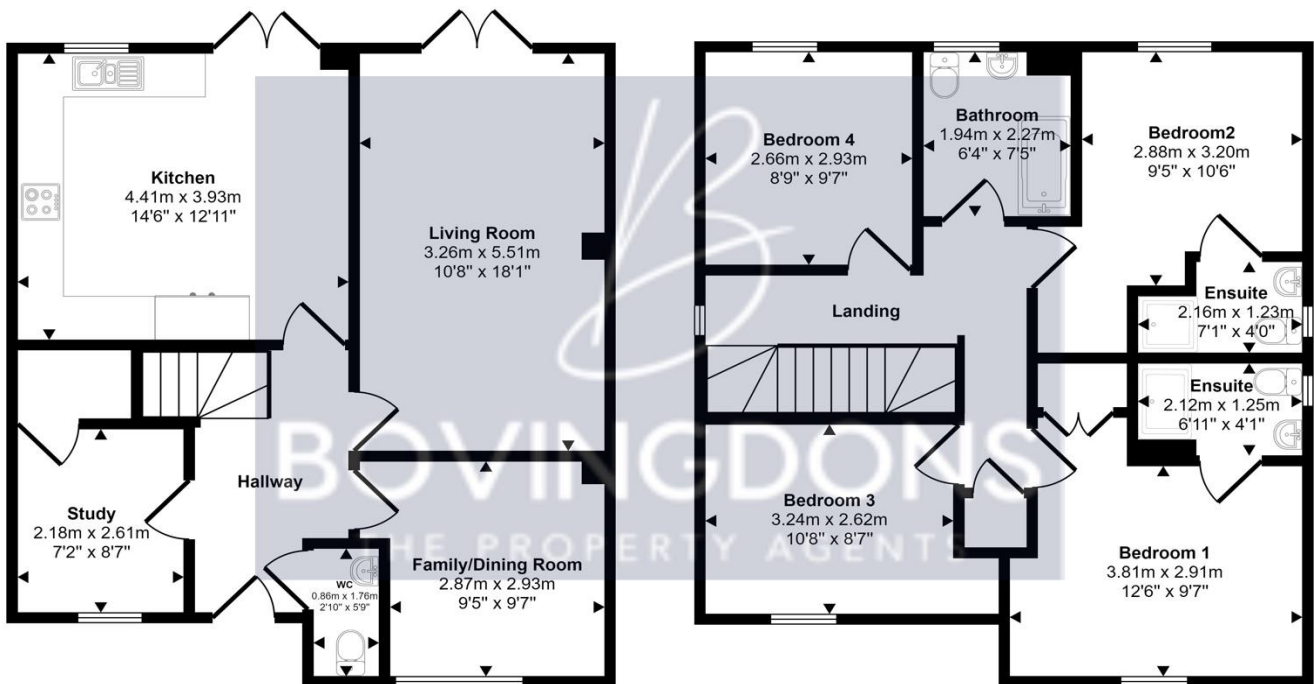
Estimated Broadband speeds are: Standard 14 mbps, Superfast 50 mbps, Ultrafast 1000 mbps.





Floor Plan

Approx Gross Internal Area
127 sq m / 1370 sq ft



Ground Floor
Approx 64 sq m / 687 sq ft

First Floor
Approx 64 sq m / 684 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 07500 115321 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

