



8 Valerian Gardens

Soham, Ely, Cambs, CB7 5WR

Guide Price £299,995



Ideal for first time buyers, is this well presented 3 bed terraced home on this popular development. The property benefits from gas central heating, double glazing, cloakroom, ensuite, off road parking for 2 vehicles and a private, low maintenance rear garden. The high street shops, rail station, highly rated village college and junior school are less than a 10-minute walk away.



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.

Entrance Hall

Stairs to first floor landing. Ceiling light point. Radiator. Fusebox. Mains wired fire alarm.

WC - 1.93m x 0.91m (6'4" x 3'0")

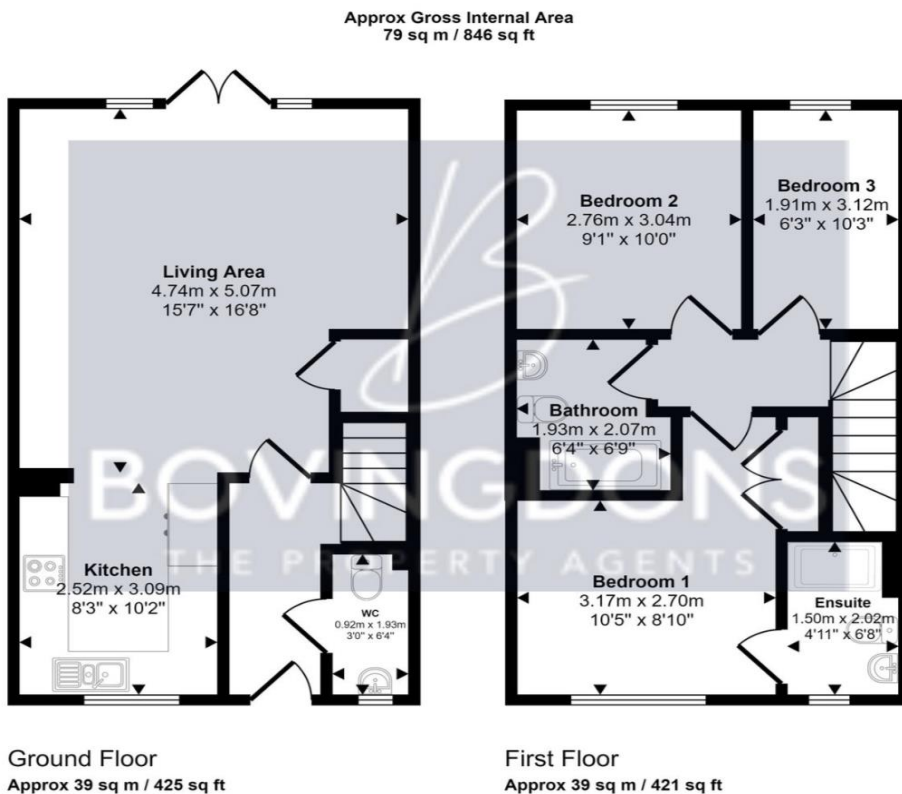
Tiled floor. Pedestal wash basin. Low level WC. Double glazed window to the front aspect. Radiator. Ceiling light point.

Living/Dining Area - 5.08m x 4.75m (16'8" x 15'7")

Double glazed patio doors and windows to the rear garden. Three radiators. Two ceiling light points. Central heating thermostat. Understairs storage cupboard with fuse box and fibre hub for broadband/telephones.

Kitchen Area - 3.1m x 2.51m (10'2" x 8'3")

Range of units at base and wall level with work surfaces and upstands over. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the front aspect Tiled floor. Integrated single electric oven with Hotpoint 4-ring gas hob and a stainless-steel extractor hood over. Cupboard housing Potterton gas fired boiler serving central heating and hot water.



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.

Landing

Access to loft space. Mains wired fire alarm. Ceiling light point.

Bedroom 1 - 3.18m x 2.69m (10'5" x 8'10")

Double glazed window to the front aspect. Radiator. Central heating thermostat. Built-in double wardrobe. Ceiling light point. Door to:

Ensuite - 2.03m x 1.5m (6'8" x 4'11")

Double glazed window to the front aspect. Tiled floor. Radiator. Extractor fan. Spotlights to ceiling. Wall hung wash basin. Wall hung low level WC. Shaver socket. Double width shower cubicle.

Bedroom 2 - 3.07m x 2.77m (10'1" x 9'1")

Double glazed window to the rear aspect. Radiator. Ceiling light point. TV point and wired for fibre.

Bedroom 3 - 3.07m x 1.91m (10'1" x 6'3")

Double glazed window to the rear aspect. Radiator. Ceiling light point. TV point and wired for fibre.

Bathroom - 2.06m x 1.93m (6'9" x 6'4")

Panelled bath with mixer tap and shower attachment & screen over. extractor fan. Tiled flooring. Wall hung wash basin and wall hung low level WC. Heated towel rail.

Outside

The frontage has block paved allocated parking for two vehicles, gas and electric meter cupboards and a small slate chipped border.

The enclosed rear garden has a patio, area of artificial turf, timber garden shed, timber fencing with personal gate to the rear and outside light and power point.

Property Information

Local Council is East Cambridgeshire District Council
Council Tax band is B

There is a site maintenance charge of circa £300 per annum

Flood risk is low.

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

The property is Freehold.

There is fibre to the property and Broadband estimated speeds are: Standard 16mbps, Superfast 123 mbps & Ultrafast 940mbps.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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