



## 42 Nightall Road

Soham, Ely, Cambs, CB7 5FE

**Guide Price £287,500**





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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

Nicely presented, modern, 3 bed link-detached house at the end of a quiet cul-de-sac, which benefits from gas central heating, double glazing, cloakroom, ensuite, conservatory, walled garden and single detached garage.

## Hallway

Part Double glazed entrance door. Stairs to first floor with understairs storage space. Radiator. Fire alarm. Coved ceiling with light point. Door to:

**WC** - 1.75m x 0.76m (5'9" x 2'6")

Low level WC. Wall Hung wash basin. Extractor fan. Fusebox. Coved ceiling with light point.

**Living Room** - 4.47m x 3.61m (14'8" x 11'10")

Double glazed sliding patio doors to the Conservatory. Radiator. Coved ceiling with light point.

**Kitchen** - 3.63m x 2.62m (11'11" x 8'7")

Double glazed window to the front aspect. Range of units at base and wall level with work surfaces over and a one and a half bowl sink with mixer tap. Tiled splash areas. 4-Ring gas hob. Single electric oven. Stainless steel extractor canopy. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Integrated dishwasher. Coved ceiling with light point. Radiator.

**Conservatory** - 3.2m x 3.2m (10'6" x 10'6")

Upvc construction. Vaulted ceiling. Double glazed windows to three aspects. Double glazed doors to the rear garden. Electric heater.

## Landing

Access to loft space. Coved ceiling with light point.

**Bedroom 1** - 3.1m x 2.82m (10'2" x 9'3")

Double glazed window to the side aspect. Radiator. Coved ceiling with light point. Over stairs airing cupboard with hot water tank.

**Ensuite** - 1.52m x 1.52m (5'0" x 5'0")

Corner shower cubicle. Low level WC. Pedestal wash basin. Double glazed window to the front aspect. Tiled splash areas. Heated towel rail. Shaver socket. Spotlights. Extractor.

**Bedroom 2** - 2.82m x 1.83m (9'3" x 6'0")

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

**Bedroom 3** - 2.54m x 2.13m (8'4" x 7'0")

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

**Bathroom** - 1.88m x 1.65m (6'2" x 5'5")

Panelled bath with a shower attachment and mixer tap. Tiled splash area. Radiator. Low level EWC. Pedestal wash basin. Extractor fan. Coved ceiling with light point. Shaver socket.

**Outside**

There is a small area of stone shingle to the front with gas and electric meters and a canopy over the entrance porch.

The rear garden is enclosed by brick walling and timber fencing and has a personal gate to the front. Patio and area of lawn. There is a single detached garage to the rear with off road parking.

**Property Information.**

Council is East Cambridgeshire District Council. Council Tax Band is B.

The property is Freehold - Title Number is CB192175

We are not aware of any Restrictive Covenants, Easements, Wayleaves or Rights of Way.

All main utilities are connected.

Flood risk is low.

Estimated Broadband Speeds are: Standard 16 mbps, Superfast 80 mbps, Ultrafast 1000 mbps.

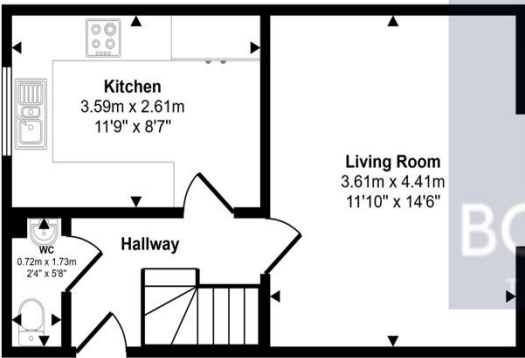




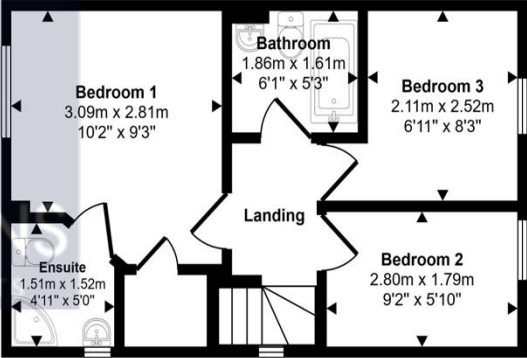


## Floor Plan

Approx Gross Internal Area  
77 sq m / 826 sq ft



Ground Floor  
Approx 44 sq m / 470 sq ft



First Floor  
Approx 33 sq m / 357 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 firms' 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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		