



## 55 Lode Close

Soham, Ely, Cambs, CB7 5HR

**Guide Price £259,950**  
**(75% Share)**





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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

Rare opportunity to purchase a 75% share of this spacious three bedroom, over 55's bungalow situated on the popular Millbrook House Development. Benefitting from gas central heating, double glazing, no onward chain, spacious rooms, courtyard garden, open plan living, emergency pull cords in each room and a great location close to local amenities, including the library, station and supermarket. Eligibility criteria applies to this property, please contact us for more information.

## Entrance Lobby - 2.77m x 1.52m (9'1" x 5'0")

Part double glazed entrance door with double glazed windows to both aspects. Coved ceiling with light point. Radiator. Built in cupboard with double doors, shelf and Fuse Box. Glazed door and side panels to Inner Hall.

## Inner Hall - 3.86m x 2.64m (12'8" x 8'8")

Access to loft space. Coved ceiling with light point. Radiator. Emergency Pull Cord. Doors to all rooms.

## Lounge Area - 4.93m x 4.78m (16'2" x 15'8")

Double glazed window to the side aspect and double-glazed patio doors side windows to the rear garden. Radiator. Coved ceiling with two ceiling light points. TV & Telephone points. Open to:

## Dining Area - 5.03m x 2.36m (16'6" x 7'9")

Double glazed window to the rear garden. Radiator. TV point. Coved ceiling with light point. Open to:

## Kitchen Area - 3.66m x 2.64m (12'0" x 8'8")

Range of units at base and wall level with work surfaces over and incorporating a single bowl stainless-steel sink with mixer tap. Double-glazed window to the side aspect. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Integrated washing machine. Zanussi eye level stainless steel electric oven. Integrated Indesit fridge/freezer. 4-Ring electric hob with extractor over. Tiled splash areas.

**Bedroom 1** - 4.65m x 3.07m (15'3" x 10'1")

Double glazed window to the rear aspect.  
Radiator. Telephone point. Coved ceiling with light point. Door to the Wet Room.

**Bedroom 2** - 4.34m x 2.79m (14'3" x 9'2")

Double glazed window to the front aspect.  
Radiator. TV & Telephone points. Coved ceiling with light point.

**Bedroom 3** - 2.95m x 2.84m (9'8" x 9'4")

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

**Wet Room** - 3.15m x 2.08m (10'4" x 6'10")

Tiled splash areas. Shower area with curtain.  
Low level WC. Wall hung wash basin.  
Radiator. Mirror with light over. Shaver socket.  
Coved ceiling with light.

**Outside**

There is a private courtyard garden to the rear of the bungalow, and access to use the communal grounds of Millbrook House. Parking spaces to the front.

**Property Information.**

**Eligibility**

The minimum age for this scheme is 55 years, we require proof of age for any prospective purchasers. Please also note that the purchaser cannot own another property, if they do, this must be sold prior or simultaneously with the purchase of the above property.

The property is available only to purchasers assessed and approved by Sanctuary Housing who meet the residency criteria. The assessment involves completing an application form and having an informal interview, which is undertaken by the Scheme Manager.

**Agents Note:**

This property is being sold as a maximum 75% share. (25% Shared with Sanctuary)

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

Property is Leasehold (99 years) with 86 years remaining ending 01/02/2111.

Current Service charge is £176.80 per month.

Flood Risk is Low

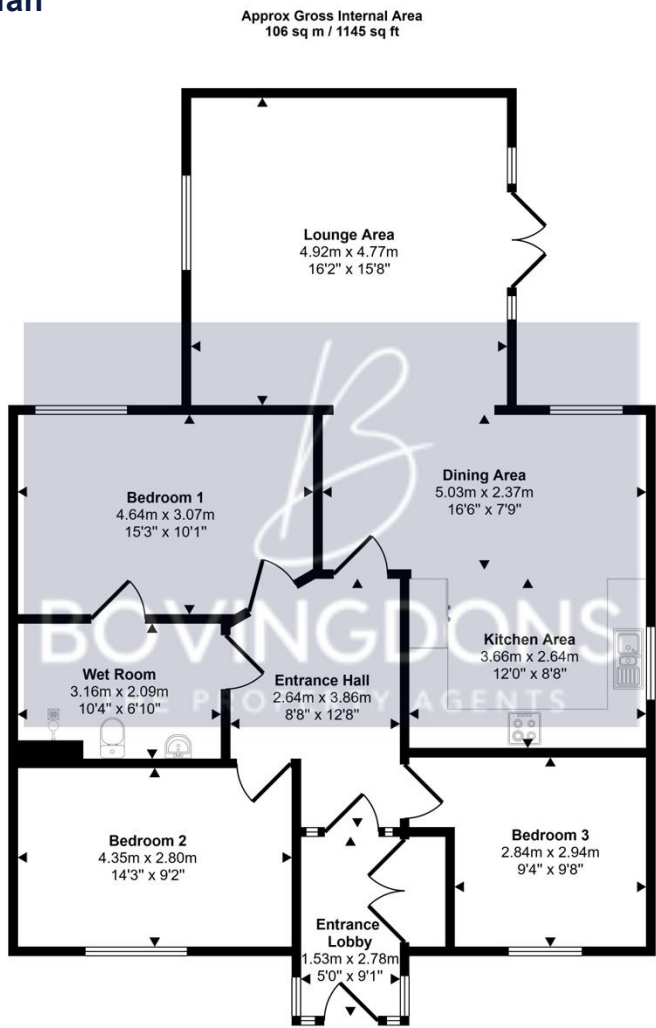
Restrictive Covenants apply, but we are not aware of any Wayleaves, Easements or Rights of Way - **NO ONWARD CHAIN.**







## Floor Plan



Floorplan

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

