



7 Old School Close  
Soham, Ely, Cambs, CB7 5WD

**Guide Price £265,000**



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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 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

Great opportunity for first time buyers or rental investors to acquire this detached 2-bedroom home, situated in a quiet cul-de-sac location with gas central heating and double glazing, conservatory, garage and good-sized garden. Presented in good decorative order, viewing is recommended

### **Entrance** - 1.57m x 1.37m (5'2" x 4'6")

Part double glazed entrance door. Fusebox. Ceiling light point. Door to Inner Hall. Door to WC.

### **WC** - 1.6m x 0.86m (5'3" x 2'10")

Low level WC. Wash basin with mixer tap and tiled splash area. Radiator. Double glazed window to the front aspect.

### **Inner Hall**

Stairs to first floor with understairs storage space. Radiator. Ceiling light point. Door to living room. Door to Kitchen.

### **Kitchen** - 3.71m x 2.39m (12'2" x 7'10")

Range of units at base and wall level with work surfaces incorporating a one and a half bowl stainless-steel sink with mixer tap. Space and plumbing for an automatic washing machine. Space and plumbing for a slimline dishwasher. Single oven with 4-ring electric hob above and a stainless-steel extractor canopy over. Space for upright fridge/freezer. Cupboard housing a Vaillant Gas fired boiler serving central heating and hot water. Radiator. Ceiling light point.

### **Living Room** - 4.6m x 3.1m (15'1" x 10'2")

Double glazed window to the front aspect. Multi-paned double-glazed door and side panels to the Conservatory. TV Point. Radiator. Central heating thermostat. Ceiling light point.

**Conservatory** - 3.48m x 3m (11'5" x 9'10")  
Brick & Upvc construction with vaulted ceiling and double-glazed windows to three sides. Radiator. Double glazed door to the rear garden.

### Landing

Double glazed window to the front aspect. Storage cupboard with hanging rail.

**Bedroom 1** - 4.47m x 2.72m (14'8" x 8'11")  
Double glazed windows to the front and rear aspects. Radiator. Telephone point. Ceiling light point

**Bedroom 2** - 3m x 2.36m (9'10" x 7'9")  
Double glazed window to the rear aspect. Radiator. Ceiling light point.

**Bathroom** - 1.88m x 1.68m (6'2" x 5'6")  
Panelled bath with mixer tap, shower attachment and screen. Low level WC. Wash basin in vanity unit with mixer tap. heated towel rail. Half tiled walls. Ceiling light point. Extractor. Double glazed window to the side.

### Outside

The enclosed rear garden has brick walling, timber fencing and mature hedging to the boundaries. The garden is laid mainly to lawn with a paved patio and personal gates to the garage and to the side leading to the front garden. Outside tap and a raised timber deck. The frontage has an area of lawn with path to the entrance door. A gravelled drive to the side with gas and electric meter cupboards leads to a single garage with up and over door, power and light and door to the rear garden.

### Property Information.

Local council is East Cambridgeshire District Council - Council Tax Band is C  
The property is Freehold with registered title CB192754

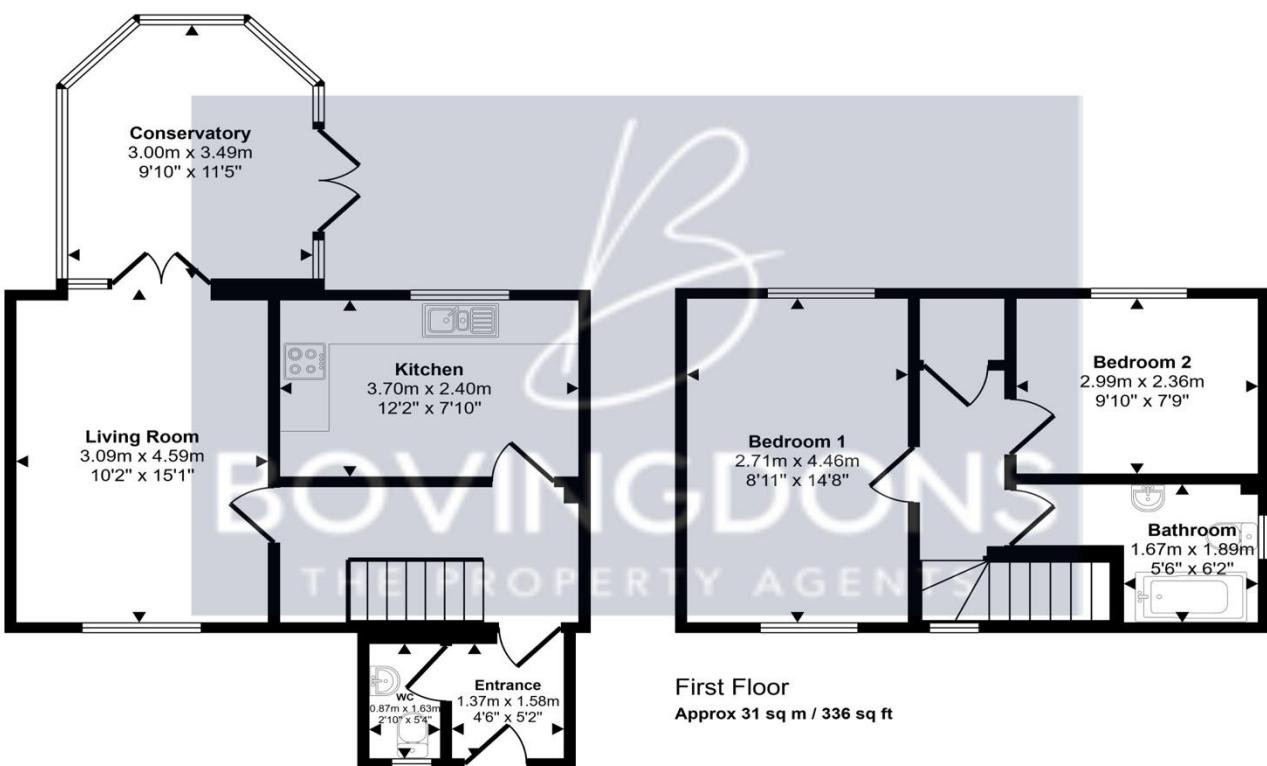
Flood risk is low. All main utilities are connected. Covenants apply but the sellers are not aware of Wayleaves, Easements or Rights of Way. Estimated Broadband Speeds are Standard 15mbps, Superfast 80mbps and Ultrafast 1800mbps.





## Floor Plan

Approx Gross Internal Area  
77 sq m / 828 sq ft

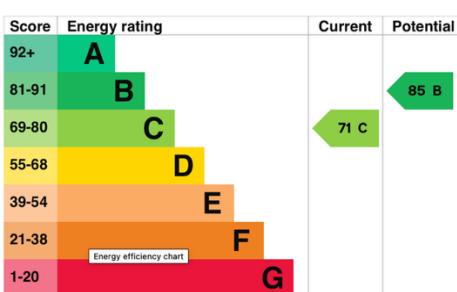


### Ground Floor

Approx 46 sq m / 492 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.

### Energy Efficiency Graph



### 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.