



24 Gadwall Way,

Soham, Ely, Cambs, CB7 5GQ

Guide Price £110,000 (50% share)



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Description

Offered under 50 % Shared Ownership with Cambridge Housing Society, this 2-bed terraced house offers double glazing, gas central heating , WC, Kitchen/Diner and 2 large bedrooms. Situated at the end of a cul-de-sac on this popular development.



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 highly-rated 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.

Hallway

Stairs to first floor. Understairs storage cupboard. Telephone point. Radiator. Mains wired fire alarm. Ceiling light point. Central heating thermostat. Door to:

WC - 1.83m x 0.81m (6'0" x 2'8")

Low level WC. Wash basin. Radiator. Extractor. Tiled floor. Ceiling light point.

Living Room - 4.65m x 2.79m (15'3" x 9'2")

Double glazed window to the rear aspect. Part double glazed door to the rear garden. Radiator. Telephone point.

Kitchen/Diner - 4.75m x 2.57m (15'7" x 8'5")

Range of units at base and wall level with work surfaces over. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the front aspect.

Radiator. Tiled floor. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Extractor fan. Space for cooker. Space and plumbing for automatic washing machine. Space for upright fridge/freezer. Fluorescent strip light and ceiling light point.

Landing

Access to loft space Ceiling light point. Airing cupboard with hot water tank and shelving.

Bedroom 1 - 3.66m x 3.1m (12'0" x 10'2")

Double glazed window to the front aspect. Radiator. Ceiling light point. Over stairs storage cupboard/wardrobe.

Bedroom 2 - 4.47m x 2.57m (14'8" x 8'5")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Telephone point.

Bathroom - 2.62m x 1.93m (8'7" x 6'4")

Panelled bath with Triton electric shower over. Low level WC. Pedestal wash basin. Tiled splash areas. Tiled floor. Double glazed window to the rear aspect. Shaver socket with light. Extractor fan. Radiator.

Outside

The frontage is hard landscaped with a canopied entrance and electric meter cupboard. The rear garden is laid to lawn with a paved patio & timber fencing with a personal gate to the rear and a timber garden shed.

Property Information

The price shown is for a 50% share. (Market value price is £220,000)

Monthly rent to CHS is £423.68

Monthly Service Charge is £36.55

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

Restrictions apply but there are no Easements, Wayleaves or Rights of Way.

Flood risk is very low.

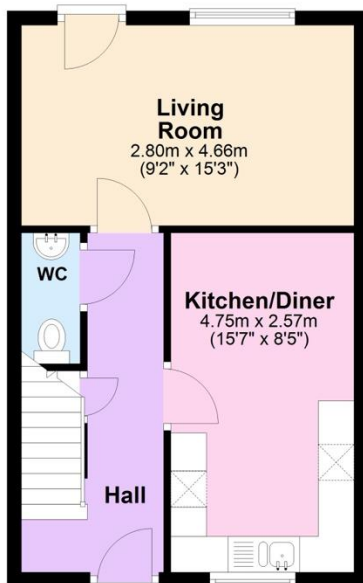
The property is Leasehold with 107 years remaining (expires 14/02/2133) Title is CB332027.

Estimated broadband speeds are Standard mbps, Superfast mbps & Ultrafast mbps.



Ground Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 71.3 sq. metres (767.4 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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