



41 Northfield Park

Soham, Ely, Cambs, CB7 5UZ

Guide Price £229,995



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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 3 bed semi-detached house in an off-road position in this popular residential area. The property has gas central heating and double glazing, garage in block, good sized living/dining area and a utility/conservatory.

Entrance Porch

Ceiling light point. Coat rack. Glazed door to:

Living Room - 4.75m x 4.57m (15'7" x 15'0")

Double glazed window to the front aspect. Stairs to first floor with understairs space. Ceiling light point. TV point. Radiator. Fusebox.

Dining Area - 2.72m x 2.13m (8'11" x 7'0")

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

Kitchen - 2.64m x 2.36m (8'8" x 7'9")

Range of units at base and wall level with roll top worksurfaces over. Stainless-steel sink with mixer tap. Double glazed door and window to the Utility/Conservatory. Tiled splash area. Ceiling light point. Space for fridge. Integrated single oven with a 4-ring gas hob over and extractor above. Radiator.

Utility - 1.78m x 2.54m (5'10" x 8'4")

Upvc construction. Double glazed windows to three aspects. Spaces and plumbing for automatic washing machine, dishwasher and tumble dryer plus upright fridge/freezer.

Landing

Handrail to stairs. Access to loft space. Ceiling light point. Cupboard housing Vaillant gas fired boiler serving central heating and hot water.

Bedroom 1 - 3.33m x 2.74m (10'11" x 9'0")

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

Bedroom 2 - 3.23m x 2.39m (10'7" x 7'10")

Double glazed window to the front aspect Radiator. Ceiling light point.

Bedroom 3 - 2.21m x 1.96m (7'3" x 6'5")

Double glazed window to the front aspect.
Radiator. Ceiling light point.

Shower Room - 1.88m x 1.65m (6'2" x 5'5")

Curved shower cubicle to the corner. Wash basin in vanity unit with cupboard under. Low level WC. Heated towel rail. Tiled splash areas. Double glazed window to the rear aspect

Outside

The open plan front garden is laid to lawn with a path to the entrance door and path extending to the side of the property.

The rear garden has 2 patio areas and is laid mainly to lawn. Timber fencing to three sides. Timber garden shed with power. Path to side with gas and electric meter cupboards with gate from the front. There is a single garage in block nearby.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold

Registered Title reference CB338026

All main's services are connected

Flood risk is very low

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

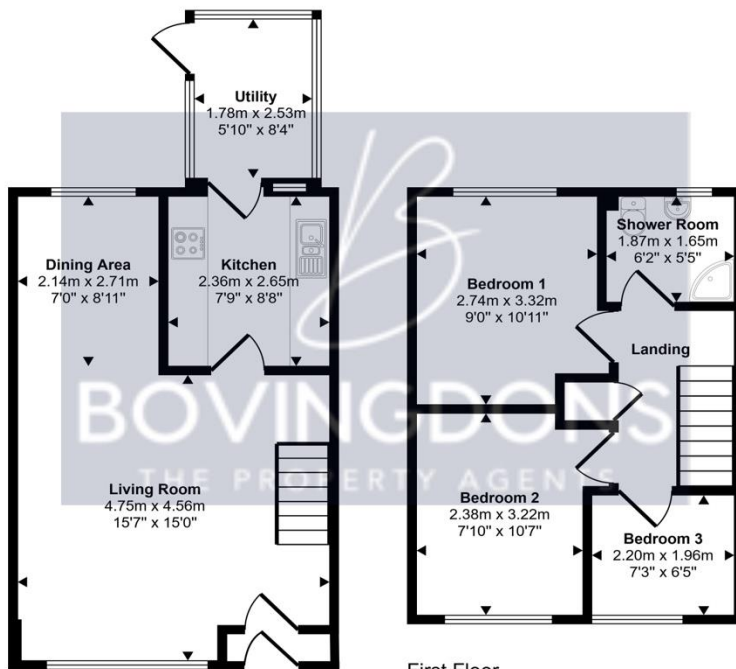
Estimated Broadband speeds are Standard 14mbps, Superfast 60mbps and Ultrafast 1800 mbps.





Floor Plan

Approx Gross Internal Area
71 sq m / 763 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft

First Floor
Approx 32 sq m / 342 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.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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.