



23 Julius Martin Lane

Soham, Ely, Cambs, CB7 5EQ

Guide Price £450,000



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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

Well presented 3 bed detached bungalow in a non-estate location and benefitting from large gardens to the front and the rear. The bungalow has gas central heating, air conditioning and double glazing, long driveway, single garage, brick storage shed and greenhouse. Offering No Onward Chain, early viewing is recommended.

Entrance Hall - 6.63m x 3.84m (21'9" x 12'7")

Double glazed entrance door and side panel. Double glazed window to the front aspect. Radiator. Gas meter cupboard. Central heating thermostat. Two ceiling light points. Storage cupboard with shelving. Access to part boarded loft with drop down loft ladder.

Lounge Diner - 6.65m x 3.71m (21'10" x 12'2")

Double glazed windows to the front and side aspect. Two radiators. Coved ceiling with light point. Electric coal effect fire and surround. TV Point. Two wall light points. Sliding door to:

Kitchen - 3.66m x 3.18m (12'0" x 10'5")

Range of units at base and wall level with roll-top work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Double glazed window to the rear aspect and double-glazed door to the side and driveway. 4-Ring electric hob. Integrated Bosch double oven. Vaillant, wall mounted gas fired boiler serving central heating and hot water. Spaces and plumbing under work surface for automatic washing machine and dishwasher. Cupboard to corner with electric meter and fuse box. Air Conditioning unit to ceiling. Telephone point.

Bedroom 1 - 3.99m x 2.54m (13'1" x 8'4")

Double glazed window to the rear aspect. Radiator. Coved ceiling with spotlights. Air conditioning unit. Built-in wardrobes to one wall with sliding doors and mirror.

Bedroom 2 - 4.06m x 2.77m (13'4" x 9'1")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built in double wardrobes with sliding doors and shelf unit to one wall.

Bedroom 3 - 2.82m x 2.39m (9'3" x 7'10")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in double wardrobe with sliding doors and mirror.

Shower Room - 2.62m x 2.44m (8'7" x 8'0")

Double glazed window to the rear aspect. Low level WC. pedestal wash basin. Double shower cubicle with grip rails. Fully tiled walls. Radiator. Coved ceiling with light point. Cupboard to corner with shelving.

Outside

The large rear garden is laid mainly to lawn with flower and shrub bedding and low walling to the front and side boundary. There is a long driveway to the side providing off road parking for several vehicles, leading to a detached single garage with power and light at the rear. There is also a separate WC to the rear of the garage..

The rear garden has a greenhouse, brick-built garden storage shed, area of lawn, large patio, mature flower and shrub borders, outside water tap and two Air conditioning units.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is D

The property is Freehold, and all main utilities are connected.

The flood risk is very low.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are: Standard 14mbps, Superfast 59mbps & Ultrafast 1800mbps.

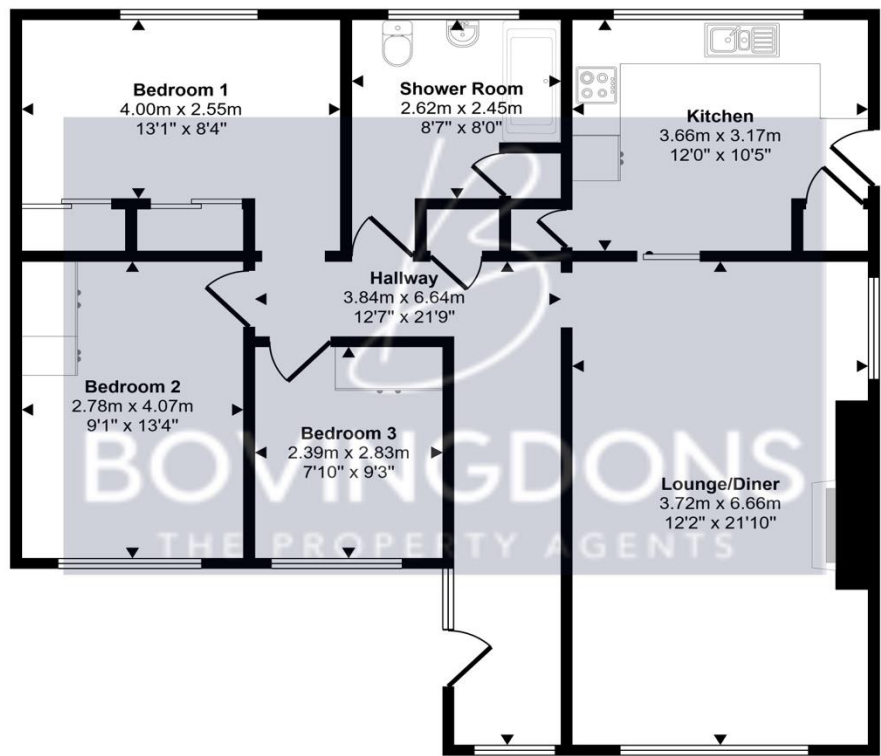
NO ONWARD CHAIN





Floor Plan

Approx Gross Internal Area
93 sq m / 1001 sq ft



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.

Energy Efficiency Graph

EPC

COMMISSIONED

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.