



20 Avocet Grove

Soham, Ely, Cambs, CB7 5GN

Guide Price £365,000



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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

Spacious and well-presented semi-detached townhouse, offering 4/5 bedrooms, study, ensuite, dressing room, WC, Garage, Carport and good-sized garden. The property has gas fired central heating and double glazing. Located in a cul-de-sac on this popular development and with **No Onward Chain**. Early viewing advised.

Entrance Hall - 0m x 0m (0'0" x 0'0")

Stairs to first floor. Coved ceiling with light point. Radiator. Central heating thermostat. Mains wired fire alarm.

WC - 1.37m x 0.84m (4'6" x 2'9")

Utility Room - 1.8m x 1.75m (5'11" x 5'9")

Work surface with single bowl stainless steel sink. Spaces and plumbing under for automatic washing machine and tumble dryer. Tiled splash areas. Boiler programmer. Tiled floor. Ceiling light point. Cupboard housing Baxi gas fired boiler serving central heating and hot water. Radiator. Double glazed window and door to the rear garden.

Bedroom 5/Study - 3.12m x 2.77m (10'3" x 9'1")

Double glazed patio doors to the rear garden. Radiator. TV Point. Dimmer switch. Pendant light point.

Bedroom 4 - 3.12m x 2.97m (10'3" x 9'9")

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

Landing

Double glazed window to the rear aspect. Radiator. Mains wired fire alarm. Door to Kitchen. Door to Living Room. Stairs to second floor.

Living Room - 5.89m x 3.23m (19'4" x 10'7")

Dual aspect double glazed windows to the front and rear. Two radiators. TV Point. Dimmer switch. Two pendant light points. Coved ceiling. Electric fire with wooden surround. Open Arch to:

Inner Lobby - 1.83m x 1.47m (6'0" x 4'10")

Double glazed window to the front aspect. Understairs storage cupboard. Radiator. Pendant light point. Door to:

Kitchen/Diner - 5.89m x 3.12m (19'4" x 10'3")

Dual aspect double glazed windows to the front and rear. Range of units at base and wall level with work surfaces over incorporating a one and a half bowl sink with mixer tap. Integrated Fridge/Freezer. Integrated Dishwasher. Integrated 'Bosch Double Oven with 4-Ring gas hob above and extractor over. Tiled splash areas and tiled floor. Two radiators. Dimmer switch. Two pendant light points.

Landing 2

Double glazed window to the front aspect. Radiator. Mains wired fire alarm. Over-stairs cupboard housing hot water tank. Pendant light point.

Bedroom 1 - 4.04m x 3.2m (13'3" x 10'6")

Double glazed window to the front aspect. Coved ceiling with pendant light point. TV and Telephone points. Radiator. Door to ensuite and door to:

Dressing Room - 1.75m x 1.45m (5'9" x 4'9")

Double glazed window to the rear aspect. Radiator. Shelving and hanging rails. Pendant light point.

Ensuite - 1.75m x 1.65m (5'9" x 5'5")

Double glazed window to the rear aspect. Corner shower cubicle. Low level WC. Wash basin in vanity unit with mixer tap and cupboards under. Tiled splash areas and tiled floor. Extractor fan. Radiator. Pendant light point.

Bedroom 2 - 3.38m x 3.28m (11'1" x 10'9")

Double glazed window to the front aspect. Radiator. Pendant light point. Free standing wardrobes to recess.



Bedroom 3 - 3m x 2.44m (9'10" x 8'0")

Double glazed window to the rear aspect. Radiator. Access to loft space. Pendant light point.

Bathroom - 2.13m x 1.93m (7'0" x 6'4")

Double glazed window to the rear aspect. Tiled floor. `low level WC. Wash basin in vanity unit with mixer tap and cupboard under. Panelled bath with mixer tap and shower attachment over. Tiled splash areas. Shaver socket. Radiator. Extractor fan. Ceiling light point.

Outside

The frontage has a small area of garden with hedging and a pathway to the entrance door. A driveway leads through metal gates to a carport with gas and electric meter cupboards and providing parking for two vehicles, leading to a single garage with up and over door with power, fuse box and light. A personal gate from the drive leads into the rear garden.

The rear garden is of good size with a large patio, further patio to the rear, timber fencing and an area of lawn.

Property Information.

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

The property is freehold with registered title CB309163

Flood risk is very low

All main utility services are connected.

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

Estimated Broadband Speeds are Standard 10mbps, Superfast 80mbps and Ultrafast 1800 mbps.

NO ONWARD CHAIN.

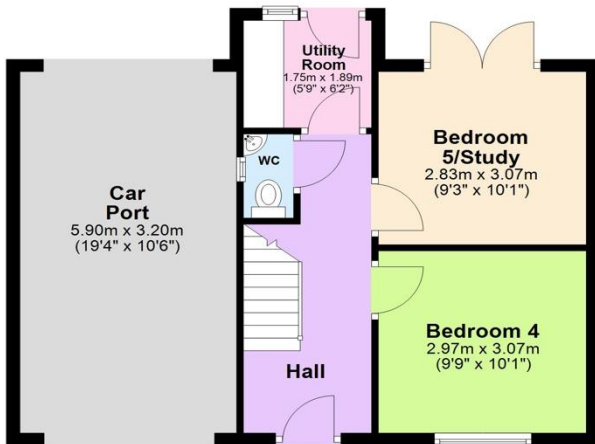




Floor Plan

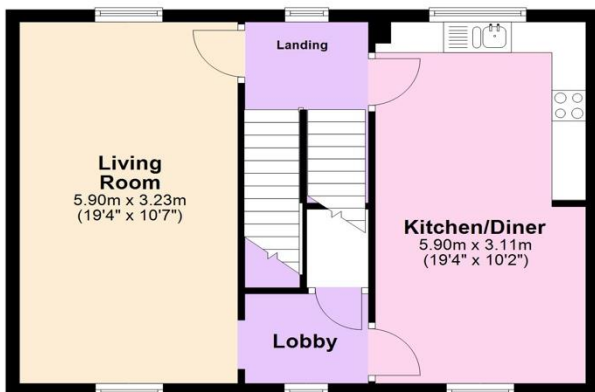
Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



Second Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



Total area: approx. 149.5 sq. metres (1608.8 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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