



Weatheralls Close, Soham, Ely CB7 5BQ

Offers Invited £275,000

MA

Morris Armitage

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Weatheralls Close, Soham, Ely CB7 5BQ

Conveniently located and beautifully presented semi-detached bungalow. Boasting spacious accommodation and gated parking.

Comprising Entrance Hall, Sitting/Dining Room, Conservatory, Kitchen, Two Double Bedrooms and Bathroom/Wet room. Low maintenance private Garden.

Entrance Hall

Half glazed door and window. Doors leading to Kitchen, Living Room, Bedrooms, Wet room and Storage Cupboard. Loft hatch - loft is boarded and shelved for storage. Radiator.
NB: Newly installed boiler and radiators throughout the property.

Kitchen 10'4" x 8'9" (3.15m x 2.67m)

Stylish kitchen with a range of contemporary eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated electric oven and induction hob with extractor hood over and splash back. Window and door leading to the rear aspect.

Living Room 19'1" x 10'7" (5.84m x 3.25m)

Generous living room, double doors leading on to the conservatory. Light walls. Vertical radiators.

Conservatory 11'5" x 10'2" (3.48m x 3.12m)

French doors leading to rear garden. Dual aspect windows overlooking the rear garden.

Bedroom 1 11'8" x 10'7" (3.58m x 3.25m)

Spacious double bedroom with window facing the side aspect. Vertical radiator.

Bedroom 2 11'5" x 10'5" (3.48m x 3.18m)

Light bedroom with window overlooking the side aspect. Vertical radiator.

Wet Room

Generous wet room with white suite comprising of low level W.C., hand basin with tiled splash back, walk-in shower area with newly installed shower and screen. Heated towel rail. Window overlooking the front aspect.

Outside - Front

Laid to lawn with some mature planting in front of the house. Enclose with gate access.

Outside - Rear

West facing enclosed garden, patio surround with faux grass area. Parking space with gated access to rear parking area.

PROPERTY INFORMATION

Maintenance fee - n/a
EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Detached bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 69SQM

Parking - Off road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Superfast available, Max 50Mbps download, 8Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

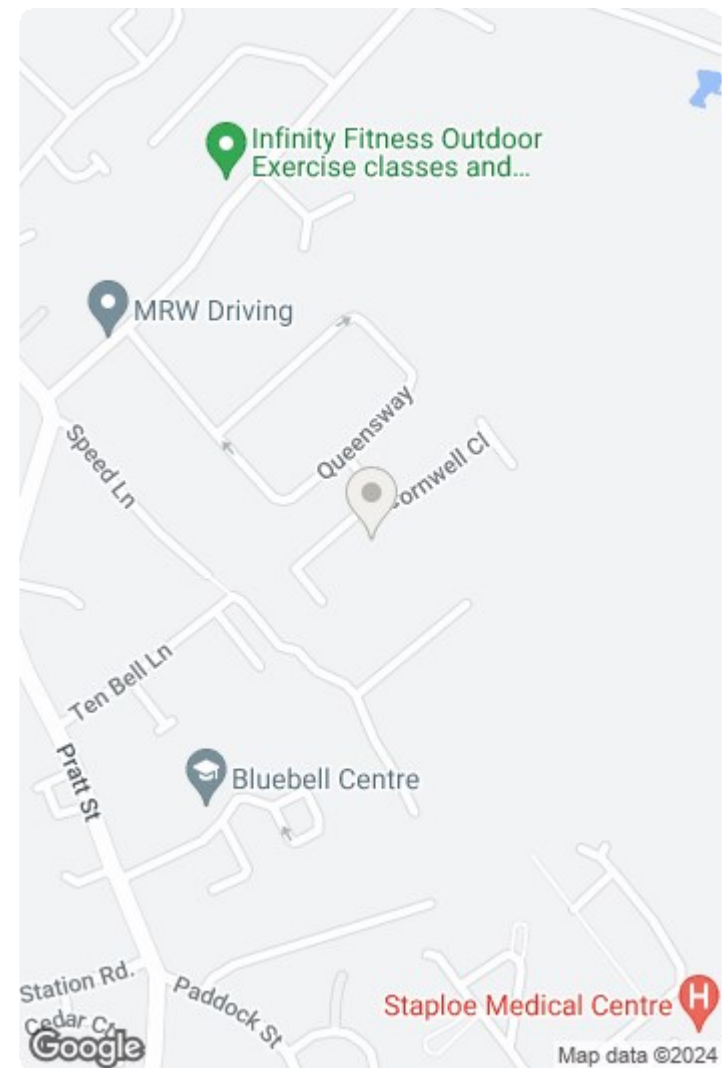


GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
A	A						
B	B						
C	C						
D	D						
E	E						
F	F						
G	G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales						
			76				
		57					
EU Directive 2002/91/EC	EU Directive 2002/91/EC						

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