



Windmill Close
Soham, CB7 5BG
Guide Price £270,000

Windmill Close, Soham, CB7 5BG

An exceptional opportunity to purchase a two/three-bedroom semi-detached bungalow, tucked away in a peaceful corner, offering stunning views of Downfield Windmill.

Living in Soham offers a peaceful setting with great local amenities. This property is conveniently positioned for commuters, with easy access to Cambridge, Ely, and surrounding areas, making travel straightforward while enjoying a quieter lifestyle.

The property benefits from large windows that allow natural light to flood the interior. The layout includes an entrance porch and hallway, a spacious living/dining room, a kitchen, two double bedrooms, and a versatile room currently used as an office, which could easily be transformed into a third bedroom or additional reception room. A modern shower room, gas-fired central heating, and double-glazed windows are also featured throughout.

Outside, the private rear garden provides an idyllic setting with picturesque views of the windmill. To the front, there is a driveway and a detached single garage.



Accommodation Details:

Double glazed front entrance door through to the:

Entrance Hall

With access to loft space, storage cupboard, radiator and door through to the:

Lounge/Diner 17'5" x 9'11" (5.32 x 3.04)

Spacious lounge/diner with featured fireplace and wooden mantel, TV connection point, two radiator, sliding doors out to the rear garden and door through to the:

Kitchen 7'10" x 7'6" (2.41 x 2.30)

Fitted with both eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splashback areas, four-ring gas burner hob and oven, space and plumbing for a fridge and washing machine. Window to the rear aspect and side external door.

Bedroom 1 15'7" x 7'8" (4.75 x 2.35)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 12'4" x 7'9" (3.78 x 2.38)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3/Study 12'4" x 8'2" (3.78 x 2.49)

Versatile room currently used as a study. Storage cupboard, radiator and window to the front aspect.

Bathroom

Three piece white bathroom suite comprising a low level WC, pedestal hand basin, enclosed shower cubicle, tiled walls and flooring,

Outside - Rear

Enclosed rear garden mostly laid to lawn with paved patio area and side pedestrian gate. Delightful views overlooking the Windmill.

Outside - Front

Shared tarmac driveway leading up

to the garage. Laid to lawn frontage with pathway leading up to the front entrance and side gate.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached

Bungalow

Property Construction - Standard

Number & Types of Room - Please

refer to the floorplan

Square Meters - 62

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast

available, 34Mbps download, 6Mbps upload

Mobile Signal/Coverage - Ofcom

advise limited on all networks

Rights of Way, Easements, Covenants

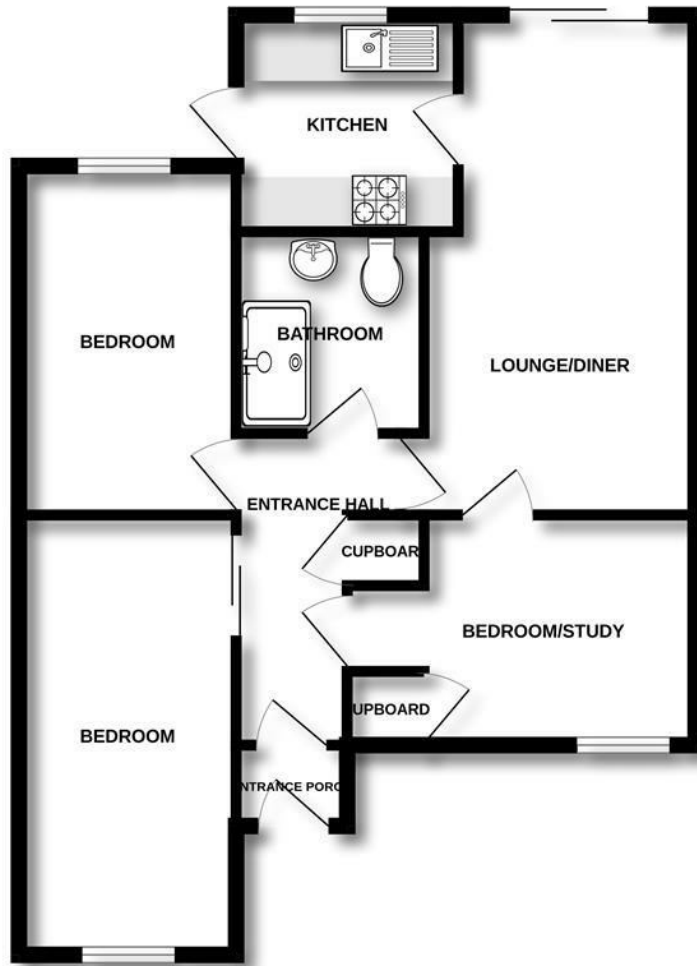
- None that the vendor is aware of

Location - What 3 Words -

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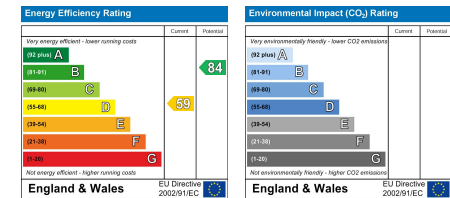
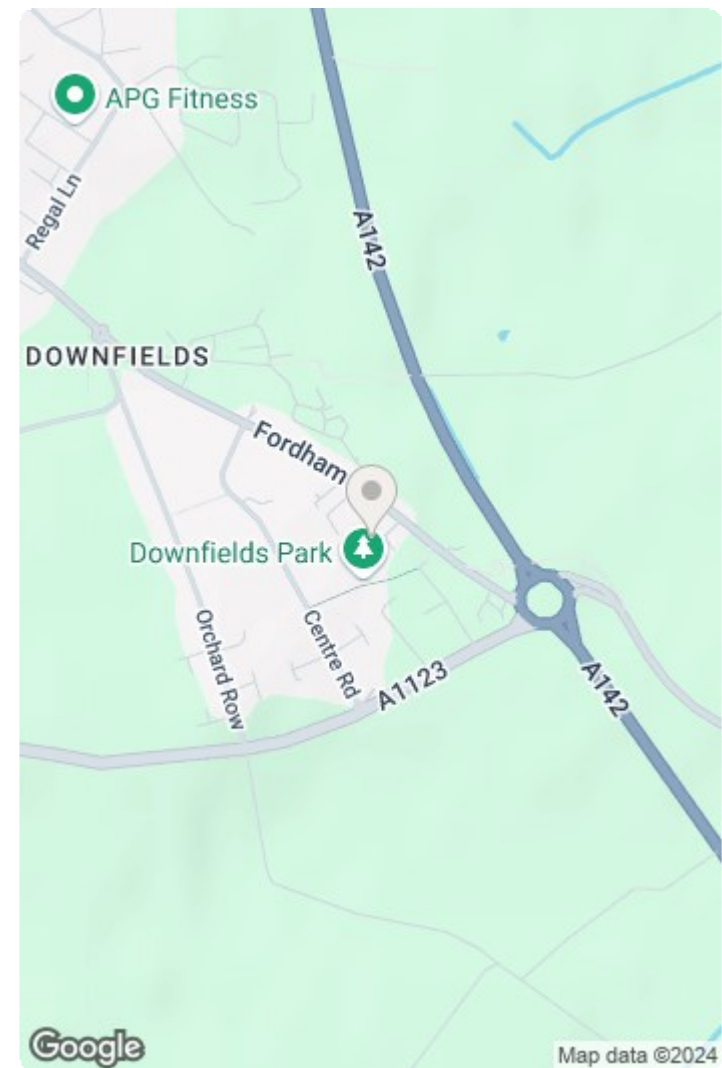


GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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