









## welcome to

# The Causeway, Soham Ely

A well proportioned house located in a cul-de-sac position within the expanding village of Soham offering three well proportioned bedrooms, lounge/diner, garage and driveway. Ideal first time purchase with viewing highly recommended.

### **Entrance Porch**

With electric meter and door to:

#### **Entrance Hall**

With radiator, stairs leading to first floor with storage cupboard beneath and doors to:

## Lounge/Diner

20' 4" max x 13' 4" max ( 6.20m max x 4.06m max )

With two radiators, double glazed window to front aspect and double glazed window and door opening to rear garden.

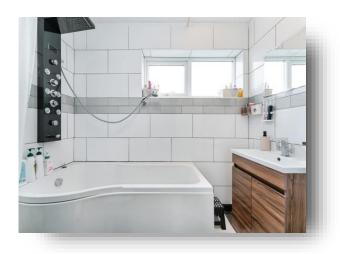
#### Kitchen

13' 9" x 9' 4" ( 4.19m x 2.84m )

With a fitted range of base units and drawers with work surfaces over to four sides, matching wall units, inset one and a half bowl sink with mixer tap over, built in under oven with extractor over, spaces for washing machine, fridge/freezer and further appliances, double glazed window to rear aspect and double glazed door to rear garden.









## **First Floor Landing**

With loft access, airing cupboard and doors to:

### **Bedroom One**

11' 10" x 10' 9" ( 3.61m x 3.28m )

With radiator and two double windows to front aspect.

### **Bedroom Two**

11' 2" x 7' 2" ( 3.40m x 2.18m )

With radiator, built in storage cupboard and double glazed window to front aspect.

### **Bedroom Three**

8' 9" x 7' 9" ( 2.67m x 2.36m )

With radiator and double glazed window to rear aspect.

#### **Bathroom**

With panel enclosed shower bath, vanity wash hand basin with mixer tap over and storage beneath, fully tiled and double glazed window to rear.

## Separate W.C.

With low level w.c, radiator and double glazed window to rear.

### Outside

To the front of the property there is a driveway leading to the garage. The front garden is presented for ease of maintenance with a pathway leading to the front door.

The rear garden has an initial patio area opening to a mainly lawned garden, fully enclosed with two pedestrian gates.





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# The Causeway, Soham, Ely

- End of Terrace House
- Three Bedrooms
- Lounge/Diner
- Garage/Driveway
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

guide price

£245,000



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