



The Causeway, Soham, Ely CB7 5BB

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



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
ELY110002 - 0002

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