



**Northfield Park, Soham, Ely, Cambridgeshire CB7 5XA**

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## Northfield Park, Soham, Ely, Cambridgeshire CB7 5XA

An opportunity to purchase a three bedroom semi-detached property with gardens, garage and no upward chain.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Off Road Parking & Single Garage
- No Upward Chain

**Guide Price: £240,000**



**SOHAM** is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

**ENTRANCE HALL** Entrance door with glazed inset, double glazed window to side, staircase rising to first floor, radiator, wood effect flooring. Door to:-

**SITTING ROOM** 13'11" x 9'4" (4.25 m x 2.84 m) opening to Dining room with double glazed window to front. Radiator.

**DINING ROOM** 12'6" x 7'11" (3.81 m x 2.41 m) with archway to Kitchen, double glazed sliding patio doors to rear garden, radiator, understairs cupboard and wood effect flooring.

**KITCHEN** 9'9" x 8'8" (2.97 m x 2.63 m) with double glazed door to side and window to rear. Range of matching wall and base units, inset sink unit.

**FIRST FLOOR LANDING** with hatch to roof space, linen cupboard.

**BEDROOM ONE** 9'11" x 9'5" (3.03 m x 2.88 m) with double glazed window to front. Radiator, built-in cupboard with hanging rails and shelf.

**BEDROOM TWO** 9'11" x 8'10" (3.03 m x 2.68 m) with double glazed window to rear. Radiator, built-in cupboard with hanging rail and shelf.

**BEDROOM THREE** 7'10" x 6'5" (2.39 m x 1.96 m) plus door recess. Double glazed window to front. Radiator.

**BATHROOM** Comprising panel enclosed bath with shower over, pedestal wash hand basin and WC. Double glazed window to rear, tiled surrounds, radiator.

**EXTERIOR** Enclosed rear garden. The front garden is mainly laid to lawn, adjacent to this is a driveway which leads to the garage and provides off street parking for one vehicle.

**GARAGE** with up and over door and personal door from side.

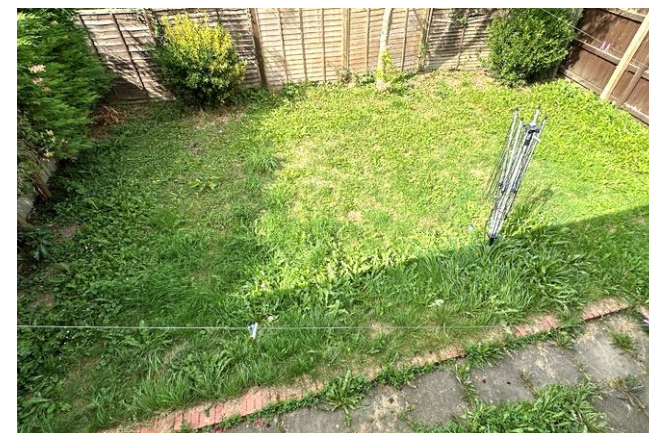
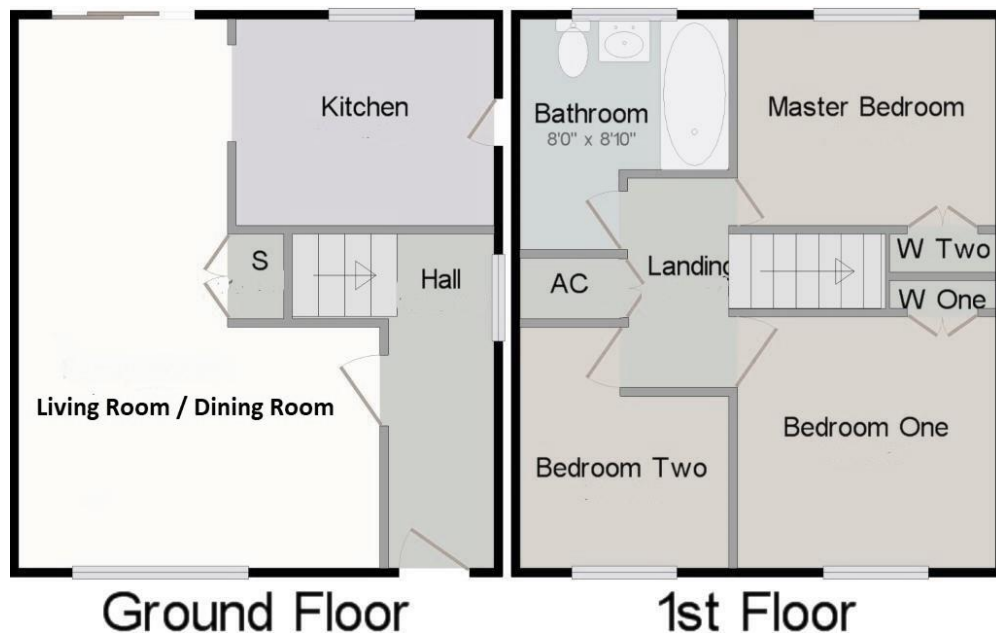
**Tenure** The property is Freehold

**Council Tax** Band B **EPC** C (70/87)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD/7029





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.