



Maple Close
Soham, CB7 5WT
Guide Price £280,000

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This spacious, beautifully presented and immaculate 2 bedroom semi-detached home is set in the heart of the Town of Soham, within easy reach of all amenities.

Benefitting from open plan living space and cloakroom downstairs, and 2 generous bedrooms, en-suite shower and family bathroom to the first floor.

Externally, 2 parking spaces and an enclosed garden to the rear, this home is a must to view to appreciate the quality and space provided.

EPC B

Council Tax B (East Cambridgeshire)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

Laid wooden flooring, storage cupboard, staircase rising to the first floor, and door through to the:

Sitting/Dining Room 17'3" x 13'3" (5.27 x 4.05)

Laid wooden flooring, TV connection point, storage cupboard, window to the rear and side aspect, French style doors out to the rear garden and opening in to the:

Kitchen 10'0" x 8'7" (3.05 x 2.62)

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, integrated oven with electric hob and extractor hood above, fridge/freezer and dishwasher. Tiled flooring and window to the front aspect.

WC

Concealed WC, wash basin, part tiled walls, radiator and window to the front aspect.

First Floor Landing

With airing cupboard and door through to:

Bedroom 1 12'3" x 9'5" (3.75 x 2.88)

Double bedroom with laid wooden flooring, radiator, window to the front aspect and door through to the:

Ensuite 7'4" x 5'4" (2.24 x 1.65)

Three piece suite comprising of a concealed WC, wash basin with vanity under, enclosed shower cubicle, part tiled walls, heated towel rail and window to the rear aspect.

Bedroom 2 10'11" x 9'5" (3.35 x 2.88)

Double bedroom with laid wooden flooring, radiator and window to the rear aspect.

Bathroom

Modern three piece white suite comprising of a concealed WC, wash basin with vanity under, panelled bath with wall mounted shower and glass screen, part tiled walls, heated towel rail and window to the rear aspect.

Outside - Rear

Mostly laid to lawn rear garden with patio seating area, timber built garden shed and side pedestrian gate.

Outside - Front

Two allocated parking spaces, shrubs and pathway leading up to the front entrance.

PROPERTY INFORMATION

Maintenance fee - Annual Service Charge for communal areas
EPC - B

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Semi-detached
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters -

Parking - 2 allocated parking spaces

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

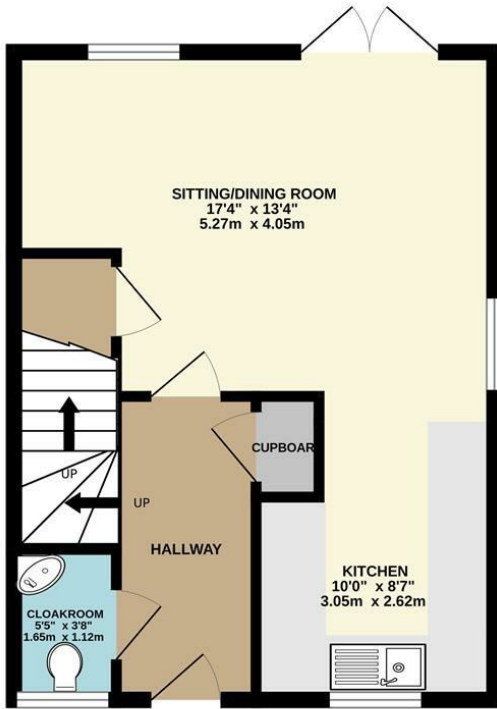
Broadband Connected - Yes

Broadband Type - Ultrafast available,
Max 1000Mbps download, 1000Mbps upload

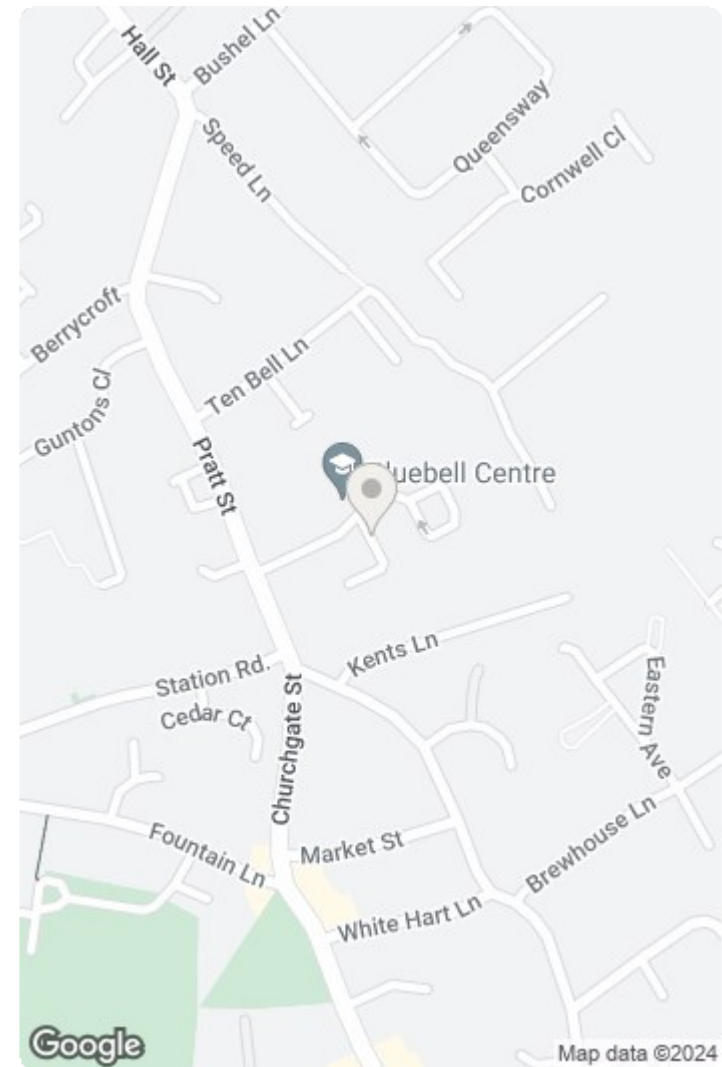
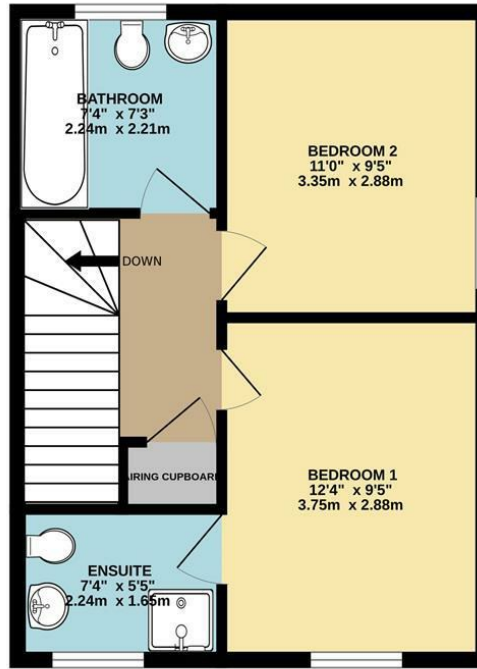
Mobile Signal/Coverage - Good
Rights of Way, Easements, Covenants - None that the seller is aware of



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

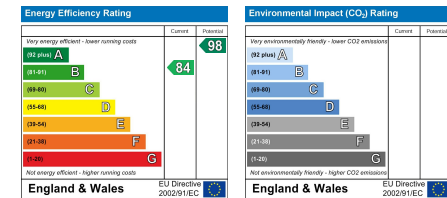


1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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