



**West Drive Gardens, Soham,
Cambridgeshire CB7 5EF
Guide Price £180,000**

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A spacious and rather deceptive ground floor apartment set within this well served village and offering outstanding value for money.

Boasting accommodation to include an entrance hall, generous size living room, kitchen, two double bedrooms, box room/storage facilities, shower room and separate WC. Double glazed throughout and gas fired central heating.

Externally the property offers a fully enclosed and pretty rear garden.

Superb first time buy or potential investment opportunity.

Accommodation Details

Access and door leading through to:

Entrance Hall

With two storage cupboards, radiator, access and door leading through to:

Kitchen 12'2" x 5'10" (3.71 x 1.78)

Fitted with a matching range of wall and base units with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, window to the front aspect, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge/freezer, wall mounted gas fired boiler, tiled effect flooring, radiator, window to the front aspect.

Lounge 18'6" x 14'4" (5.66m x 4.39m)

With window to the front aspect., two radiators, television aerial connection point.

Bedroom 1 12'2" x 12'4" (3.71m x 3.78m)

With window overlooking the rear garden, double, fitted wardrobes, radiator.

Bedroom 2 10'9" x 8'9" (3.28m x 2.69m)

Window overlooking the rear garden, radiator, carpeted.

Cloakroom

Comprising low level WC and hand wash basin, window to the side aspect.

Bathroom

Suite comprising double width walk in shower cubicle, wash hand basin, low level WC and obscured double glazed window to side aspect

Outside

Enclosed walled rear garden predominantly laid to lawn with borders containing a variety of plants/shrubs, residents parking.

Agents Notes

Leasehold - 125 years from 1994.

Annual ground rent and service charge is £64.05

PROPERTY INFORMATION

Maintenance fee - See Agents Note
EPC - C

Tenure - Leasehold

Council Tax Band - A (East Cambridgeshire)

Property Type - Apartment

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

Square Meters - 75 SQM

Parking - on street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

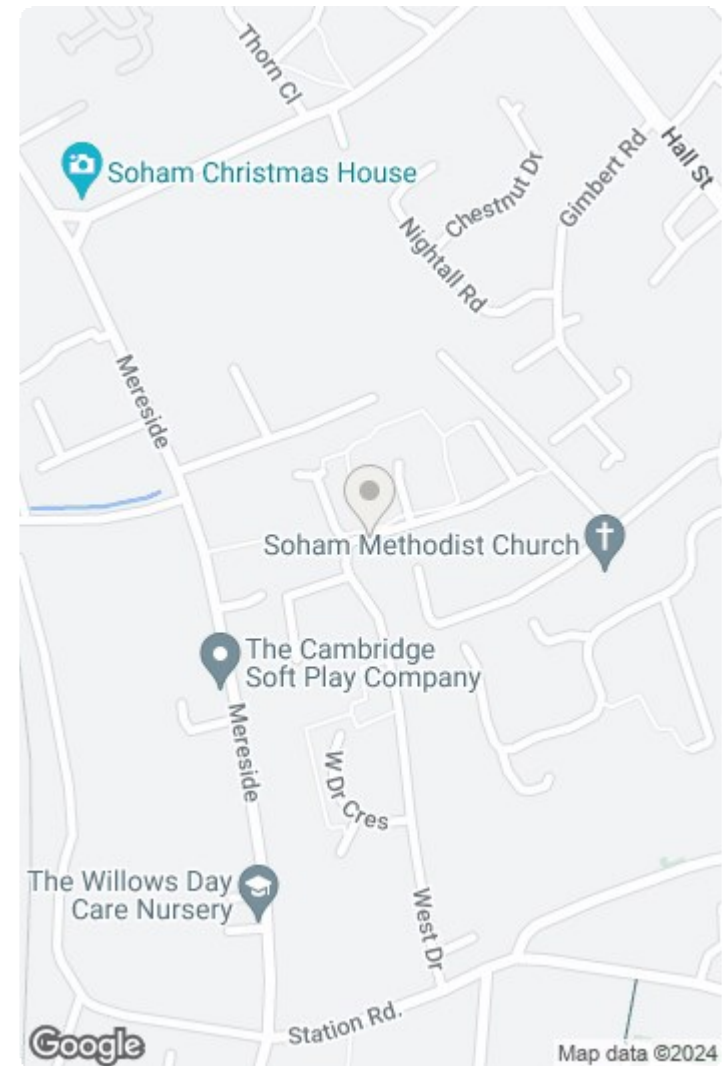
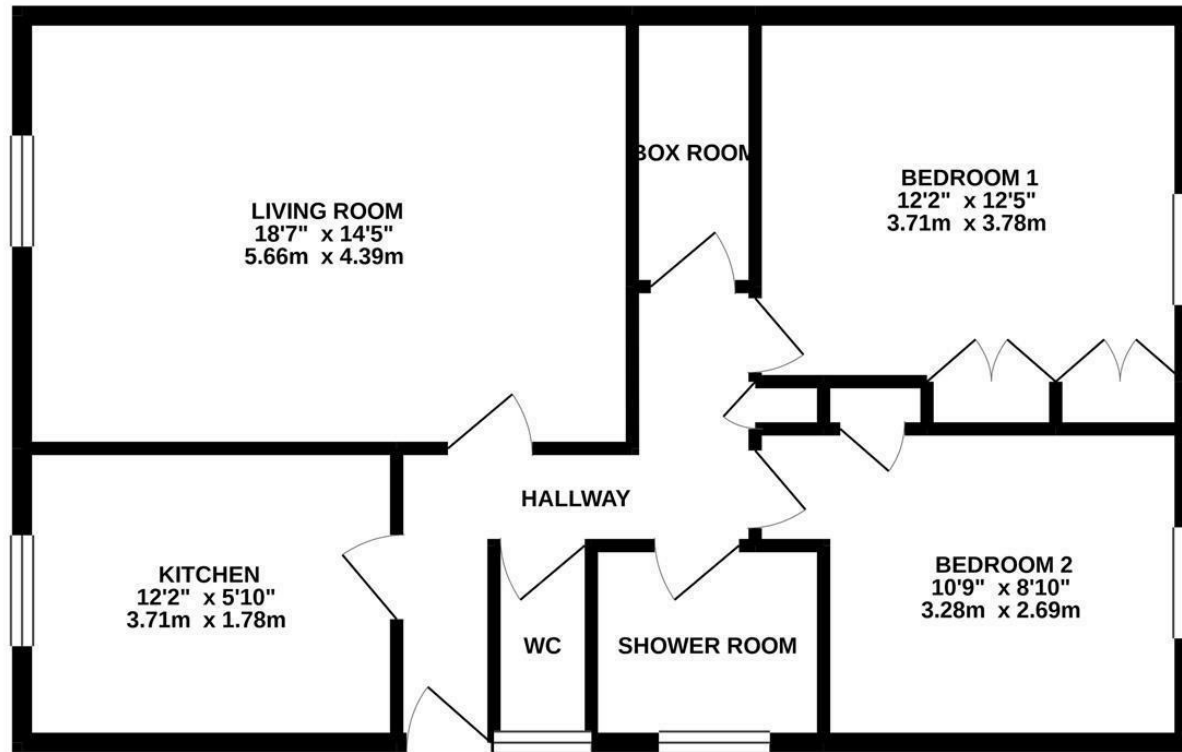
Broadband Type - Ultrafast available, 330 Mbps download, 50Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	76		

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