



8 Primrose Lane
Ely, Cambridgeshire CB7 5YY
Offers Over £195,000

shires
residential

A delightful two bedroom terrace property located in the sought after village of Soham. Welcomed by an entrance porch, the open-plan living/dining room creates a warm and inviting sociable space, with fitted kitchen, two double bedrooms and family bathroom. To the rear of the property there is a private courtyard garden. Further external benefits include allocated off road parking to the front of the property.

GROUND FLOOR

ENTRANCE PORCH

With door leading from front of property. Internal door leading through to living/dining room.

LIVING/DINING ROOM

28'8 x 12'7 (8.74m x 3.84m)

Open plan living/dining room with window to front aspect and double doors leading onto private courtyard garden.

KITCHEN

8'2 x 5'10 (2.49m x 1.78m)

With a range of wall and base mounted units with work surfaces over, stainless steel sink and drainer, oven with cooker hood over, space for washing machine and fridge/freezer, window to rear aspect.

FIRST FLOOR

BEDROOM ONE

9'1 x 9' (2.77m x 2.74m)

Good sized double bedroom with built-in wardrobes and window to front aspect.

BEDROOM TWO

8'10 x 6'1 (2.69m x 1.85m)

Double bedroom with built-in wardrobe and window to rear aspect.

BATHROOM

6'1 x 5'7 (1.85m x 1.70m)

Fully tiled suite comprising low level WC with dual flush, pedestal wash hand basin, bath with shower attachment over, window to rear aspect.

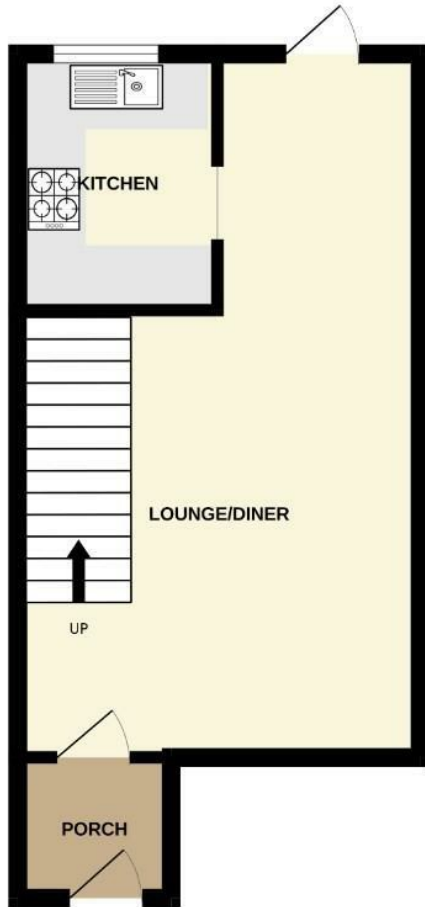
OUTSIDE

To the rear of the property there is an enclosed courtyard garden with a gate at the end. To the front of the property there is allocated off road parking.

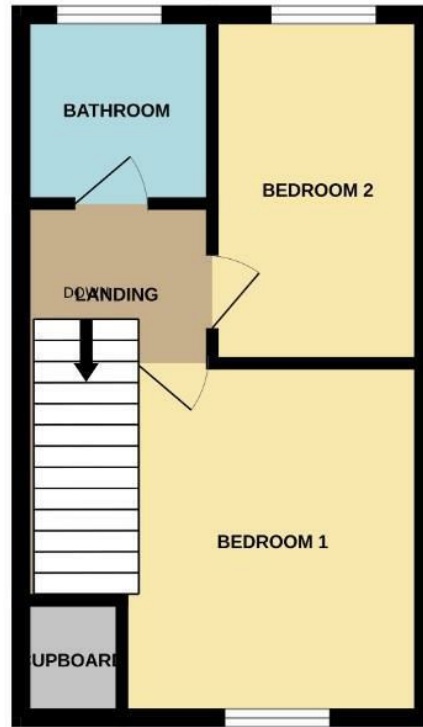




GROUND FLOOR



1ST 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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