



Brook Street, Soham, CB7 5AE

**CHEFFINS**



## Brook Street

Soham,  
CB7 5AE

- Spacious Detached Bungalow
- Non Estate Location
- 3 Bedrooms
- L Shaped Lounge / Dining Room
- Good Size Plot with Mature Gardens
- Driveway & Garage
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating C

A spacious detached bungalow situated within a popular non estate location and offered for sale with no upward chain. The bungalow would benefit from updating and comprises entrance hall, 3 bedrooms, spacious bathroom, L shaped lounge/dining room, conservatory, kitchen, side lobby/utility and cloakroom. Outside there is a good sized plot with driveway, garage and mature gardens.

3 1 1

**Guide Price £320,000**





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.





## ENTRANCE HALL

With door to front aspect, combined air conditioning/heating unit.

## BEDROOM 1

With large double glazed window to rear aspect, skirting radiator.

## BEDROOM 2

With large double glazed window to front aspect, skirting radiator.

## BEDROOM 3

With double glazed window to front aspect, skirting radiator.

## BATHROOM

With disabled access shower, low level WC, pedestal hand wash basin, 2 double glazed windows to rear aspect, double cupboard housing hot water cylinder, radiator.

## WC

## LOUNGE / DINING ROOM

L shaped. With large double glazed window to front aspect and double glazed window to side aspect, wood burning stove, skirting radiators. Patio doors to:

## CONSERVATORY

Of UPVC construction with French doors onto garden.

## KITCHEN

With double glazed windows to front and side aspects, fitted with matching wall and base level storage units, work surfaces and drawers, cooker space and extractor hood, wall mounted gas fired boiler, stainless steel sink unit and drainer, radiator.

## SIDE LOBBY / UTILITY

With double glazed window to front aspect and door to side, plumbing for washing machine, space for tumble drier, worktop.

## CLOAKROOM

With double glazed window to rear aspect, low level WC, radiator.

## OUTSIDE

To the front of the property there is a lawned garden with established bushes. To the side there is a driveway providing off street parking, leading to a large garage with electric roller shutter door and personnel door into the garden. Gated pedestrian access leads into the rear and side gardens which offer an excellent degree of privacy. The garden is a combination of lawn, shingle and mature planting.

## AGENT NOTES

The property has the benefit of solar panels contributing towards the electricity.

Tenure – Freehold

Council Tax Band – D

Property Type – Detached

Property Construction – Brick elevations under a tiled roof

Number & Types of Room – Please refer to the floorplan

Square Footage – 1034 according to the EPC

Parking – Garage and driveway

Utilities / Services

Electric Supply – mains

Gas Supply – mains

Water Supply – mains

Sewerage – mains

Heating sources – skirting heating

Broadband Connected – no

Mobile Signal/Coverage – mobile coverage for both "voice" and "data" is indicated to be good for 4 out of 4 providers checked. Information taken from Ofcom.org.uk

## VIEWING ARRANGEMENTS

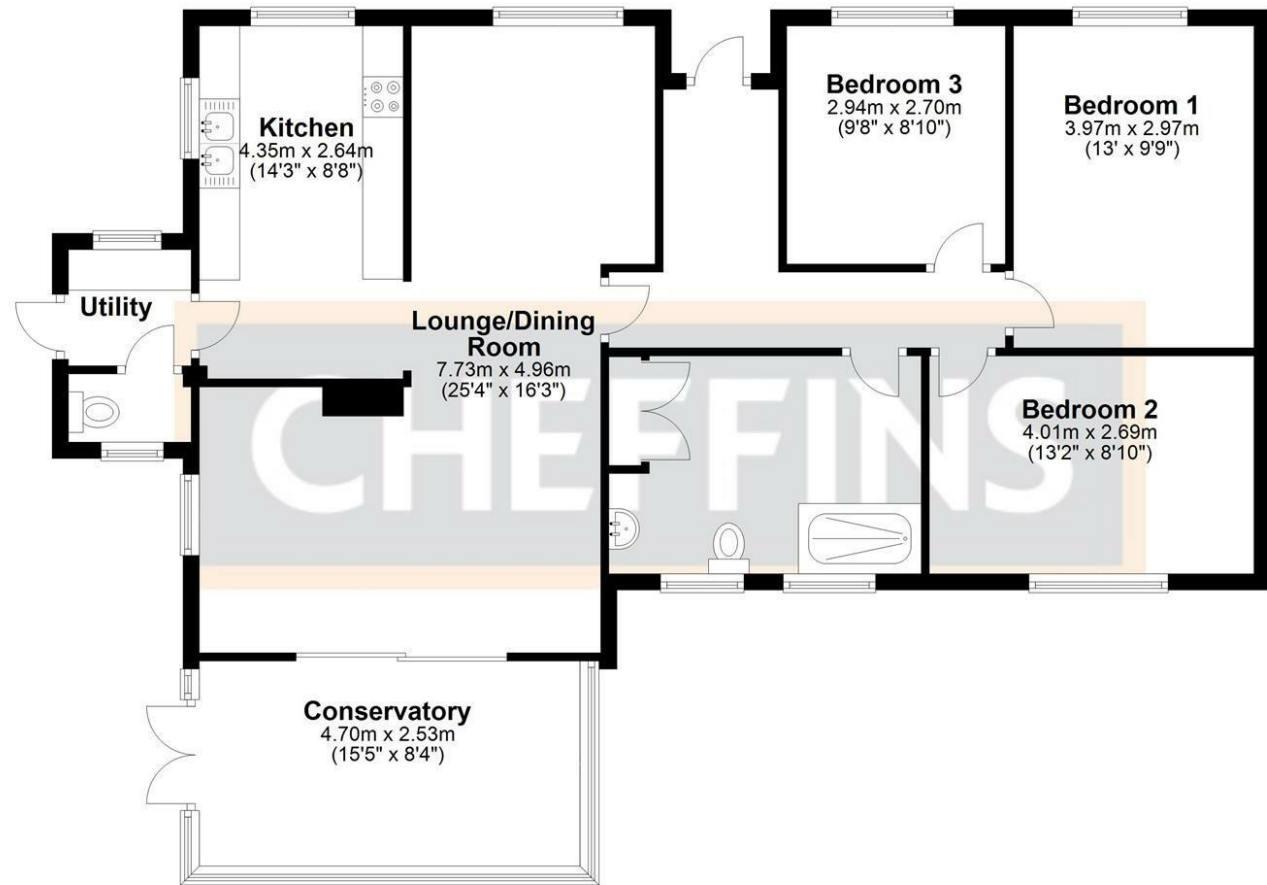
Strictly by appointment with the Agents.





## Ground Floor

Approx. 108.2 sq. metres (1165.1 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £320,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.