



Primrose Lane, Soham, CB7 5YY

**CHEFFINS**

## Primrose Lane

Soham,  
CB7 5YY

- End of Terrace House
- Lounge/ Dining Room & Kitchen
- 2 Bedrooms
- Generous Garden
- Off Road Parking
- Ideal First Time Buy or Investment Opportunity
- Freehold / Council Tax Band B / EPC Rating TBC

A well appointed end of terrace property offering lounge/dining room, kitchen and 2 bedrooms, together with ample off road parking and generous garden. Ideal first time buy or investment opportunity.

2 1 1



**Guide Price £220,000**



## 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, door through to:

## LOUNGE / DINING ROOM

A dual aspect room with double glazed windows to front aspect and doors leading into the rear garden, radiator, stairs to first floor.

## KITCHEN

With single stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven with extractor hood above, space for freestanding fridge/freezer, wall mounted gas fired boiler, double glazed window to rear aspect, plumbing for utilities.

## FIRST FLOOR LANDING

### BEDROOM 1

With double glazed window to front aspect, built-in storage cupboard, radiator.

### BEDROOM 2

With double glazed window to rear aspect, radiator.

## BATHROOM

With suite comprising panel bath with

shower above, low level WC, pedestal hand basin, heated towel rail, double glazed window to rear aspect.

## OUTSIDE

To the front of the property there is a double width driveway providing ample off road parking. Gated access leads into a generous rear garden which consists of paved patio, lawn, timber shed and useful side area that could be extended on (subject to planning).

## AGENT NOTES

Tenure - freehold  
Council Tax Band - B  
Property Type - mid terrace  
Property Construction - advised timber frame with brick under a tiled roof  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 538 according to the floor plan  
Parking - driveway  
Utilities / Services  
Electric Supply - mains  
Gas Supply - mains  
Water Supply - mains  
Sewerage - mains  
Heating sources - gas boilers to radiators  
Broadband Connected - yes

Broadband Type - fibre to cabinet is available to the property according to Open Reach

Mobile Signal/Coverage - mobile coverage is indicated to be good both indoors and outdoors

Flood risk - surface water is indicated to be a high risk according to the Environment Agency website (high risk means this area has a higher risk of flooding of more than 3.3% each year)

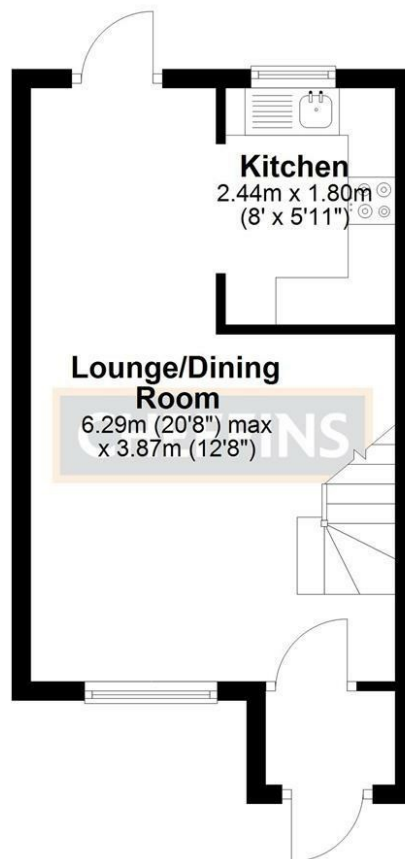
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



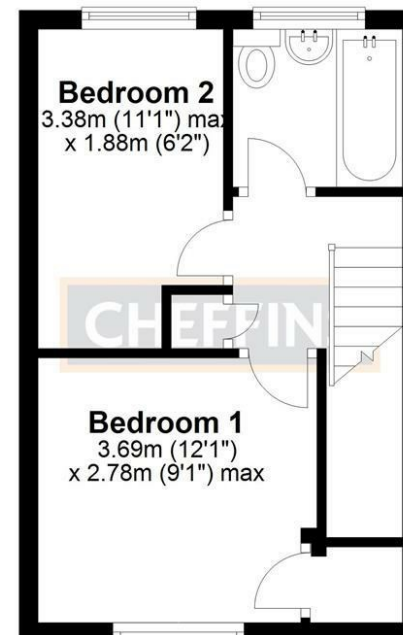
## Ground Floor

Approx. 25.8 sq. metres (277.9 sq. feet)



## First Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
71	
England & Wales	EU Directive 2002/91/EC

Guide Price £220,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 50.7 sq. metres (545.2 sq. feet)

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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.