



Tanners Lane, Soham, CB7 5AB

CHEFFINS

Tanners Lane

Soham,
CB7 5AB



Guide Price £350,000

- Stylish, Immaculately Presented Detached House
- Open Plan Kitchen/Dining Room/Lounge
- 3 Bedrooms & Bathroom
- Loft Room & Ensuite
- Enclosed South-West Facing Garden & Driveway
- Walking Distance of Local Schools & Town
- Freehold / Council Tax Band C / EPC Rating B

An immaculately presented and stylish detached property situated within walking distance of Town amenities and local schools including Soham Village College (rated Outstanding in their recent Ofsted Report of June 2024). In brief accommodation comprises entrance hall, cloakroom/utility room, open plan kitchen/dining room/lounge, 3 bedrooms and bathroom, together the added benefit of a loft room, driveway and enclosed south-west facing garden. Viewing is highly recommended.





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, stairs to first floor half landing, tiled floor, sliding glass door opening through to kitchen, under floor heating.

CLOAKROOM / UTILITY

With wash hand basin, double glazed window to side aspect, under floor heating.

OPEN PLAN KITCHEN / DINING AREA

With inset sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven and hob with extractor hood above, fitted microwave oven, wine cooling fridge, fridge/freezer, tiled floor, double glazed window to side aspect, under floor heating. Steps down to:

LOUNGE

With tiled flooring, double glazed doors to garden, under floor heating.

HALF LANDING

With double glazed window to front aspect.

FIRST FLOOR LANDING

With stairs to loft room.

BEDROOM 1

With double glazed window to side aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to side aspect, radiator.

BATHROOM

With suite comprising panel bath with shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window to rear aspect, part tiled walls.

LOFT ROOM

With velux window.

ENSUITE

With shower, low level WC, wash hand basin.

OUTSIDE

To the left hand side of the property you will find a gravel driveway providing off road vehicular parking. Gated access leads to a well thought out and designed garden with gravelled area, patio off lounge opening to lawn with timber decking housing 2 timber sheds.

AGENT NOTES

Tenure - freehold,
Council Tax Band - C
Property Type - detached house
Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan
Square Footage - 1180 according to the floorplan
Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas underfloor heating down stairs. Gas radiators upstairs

Broadband Connected - yes

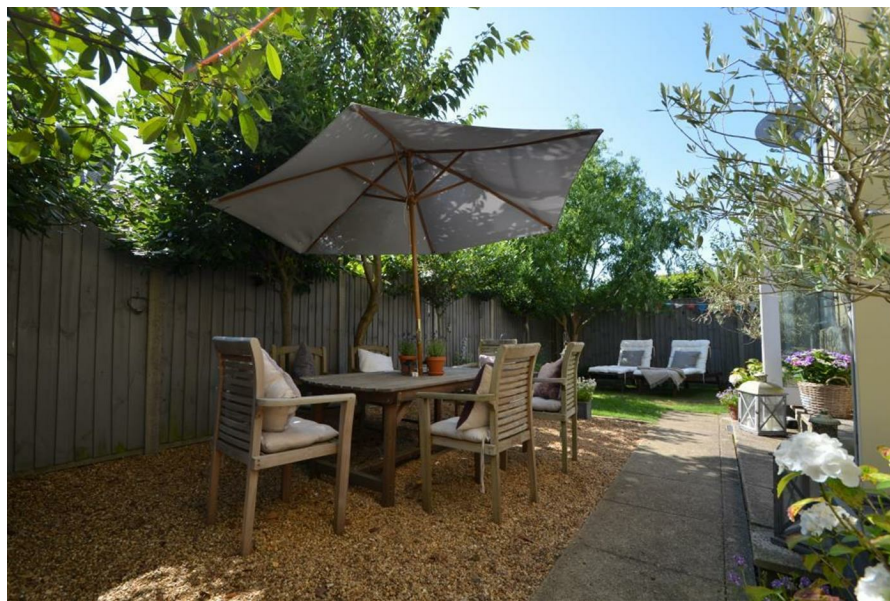
Broadband Type - currently Sky. According to Ofcom.org.uk, standard, superfast and ultrafast are indicated to be available in the area with superfast having a maximum download speed of 100Mbps

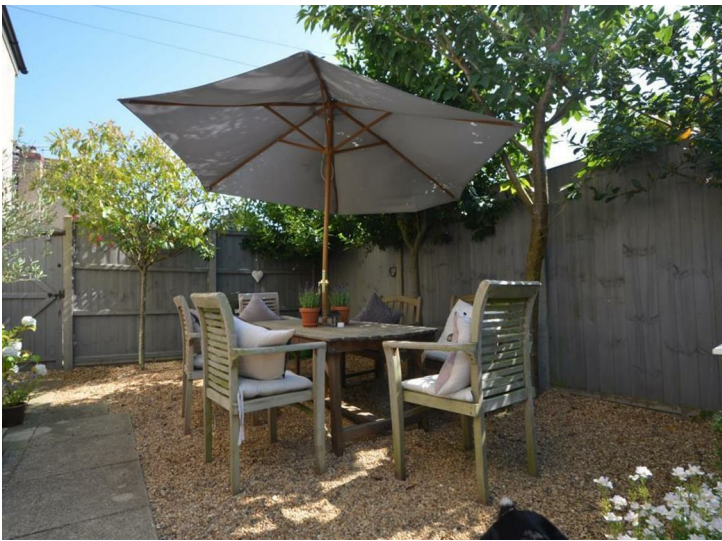
Mobile Signal/Coverage - according to Ofcom.org.uk - 'voice' is indicated to be limited for 3 out of the 4 main providers checked and 'data' is indicated to be limited for 1 out of the 4 main providers checked for indoor coverage. Outdoor coverage is indicated to be likely for both 'voice' and 'data' for outside coverage

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



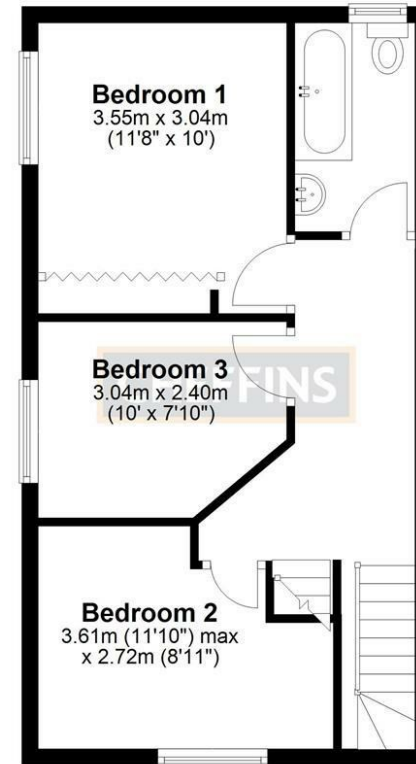




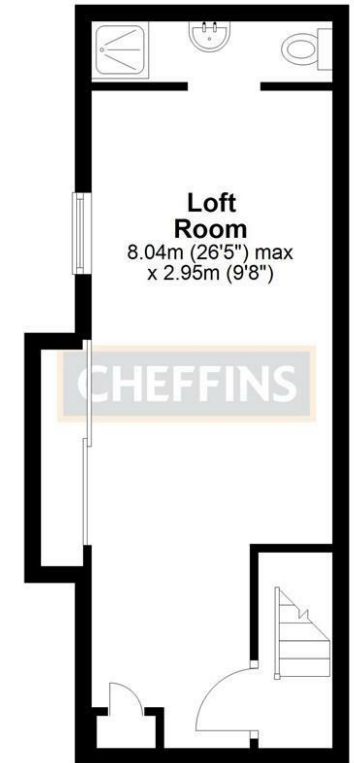
Ground Floor
Approx. 40.9 sq. metres (440.3 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.3 sq. feet)



Second Floor
Approx. 27.9 sq. metres (299.9 sq. feet)



Total area: approx. 109.7 sq. metres (1180.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	94
(81-91) B	
(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

Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

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.