



Valerian Gardens, Soham, CB7 5WR

CHEFFINS

Valerian Gardens

Soham,
CB7 5WR

A modern 3-storey semi detached property offered for sale on a 50% shared ownership basis. Accommodation comprises on the ground floor, entrance hall, cloakroom/utility area and open plan kitchen/dining/living room, whilst on the first floor there are 2 bedrooms (1 ensuite) and on the second floor 2 further double bedrooms and a bathroom. Outside there is a driveway, car port and enclosed rear garden.

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.

4 2 1

Guide Price £170,000



ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

CLOAKROOM / UTILITY AREA

With low level WC, hand wash basin, base level storage units and worktop, integrated washing machine, cupboard housing gas fired boiler, double glazed window to front aspect, radiator.

KITCHEN / DINING / LOUNGE

Kitchen area with wall and base level storage units, work surfaces and drawers, integrated dishwasher, fridge/freezer, electric oven, gas hob and extractor hood, under stairs storage cupboard, double glazed window to side aspect, patio doors to rear garden, 3 radiators.

FIRST FLOOR LANDING

With double glazed window to front aspect, radiator, stairs to second floor.

BEDROOM 1

With 2 double glazed windows to rear aspect, built-in wardrobes, radiator.

ENSUITE

With shower cubicle, low level WC, wash basin, heated towel rail.

BEDROOM 2

With double glazed window to front aspect, radiator.

SECOND FLOOR LANDING

With access to loft and built-in cupboard.

BEDROOM 3

With 2 double glazed windows to rear aspect, radiator.

BEDROOM 4

With 2 double glazed windows to front aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to side aspect, heated towel rail.

OUTSIDE

To the side of the property there is a driveway and car port with gated access leading into an enclosed rear garden which is mainly laid to lawn, together with pond and timber built shed.

AGENT NOTES

The purchase price represents a 50% share with there being a monthly rental payment in respect of the remaining 50% of £552.76 per month

Tenure - leasehold

Length of Lease - Originally 125 years, 119 years remaining (as of May 2024)

Annual Service Charge - tbc

Service Charge Review Period - tbc

Lease Management Fee - £24.76 per month

Insurance Charge - £15.64 per month

Council Tax Band - D

Property Type - 3-storey semi detached

Property Construction - standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 1369 according to the floor plan

Parking - car port

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - yes

Broadband Type - according to Ofcom.org.uk, standard (16Mbps), superfast (98Mbps) and ultrafast (940Mbps) are available, maximum download speeds shown in brackets

Mobile Signal/Coverage - according to Ofcom.org.uk there is limited voice coverage for 3 out of the 4 main providers checked and limited data coverage for 2 out of the 4 main providers checked

BUYER CRITERIA

www.homereach.org.uk/general-eligibility

Key criteria are:

Buyers must be at least 18 years old

Buyers must have a total household income under £80,000 (£90,000 in London)

Buyers must meet the Homes England affordability and sustainability assessments

Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments. Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)

Self-employed buyers must be able to provide 2-years evidence of their income

Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator

Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.

Buyers must have good credit history and must not have the following

A mortgage or rent arrears

Other bad debts

County Court Judgements

Buyers must have a minimum 5% deposit towards the share they are purchasing

Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include:

Legal fees

Stamp Duty Land Tax where applicable

Mortgage application fees

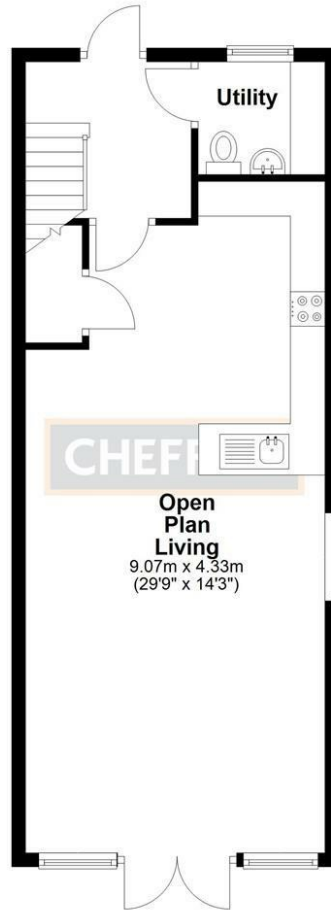
Valuation fees and any associated moving costs

VIEWING ARRANGEMENTS

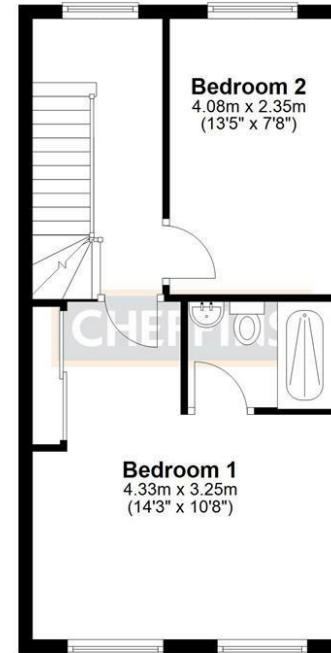
Strictly by appointment with the Agents.



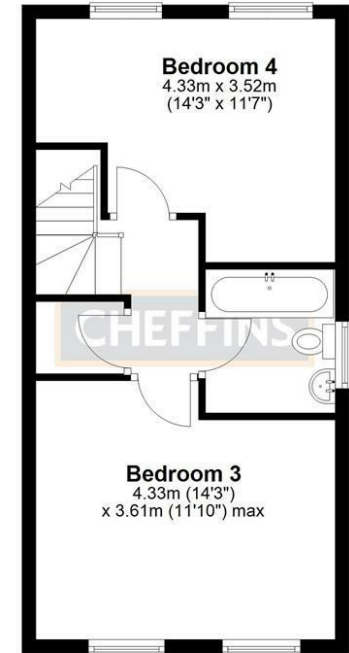
Ground Floor
Approx. 49.5 sq. metres (532.9 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.6 sq. feet)



Second Floor
Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 127.2 sq. metres (1369.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		87	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 £170,000

Tenure - Leasehold

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.