



Hasse Road, Soham, CB7 5UW

CHEFFINS

Hasse Road

Soham,
CB7 5UW

- Single Storey Dwelling
- Lounge & Kitchen
- 3 Bedrooms (1 Ensuite)
- Spacious Driveway
- Low Maintenance Enclosed Garden to Rear
- Freehold / Council Tax Band B / EPC Rating

A single storey barn style property benefitting from being offered for sale with no upward chain. Includes lounge, kitchen, 3 bedrooms (1 ensuite) and bathroom, together with a spacious frontage and enclosed low maintenance rear garden.

3 2 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.

LOUNGE

A dual aspect room with double glazed windows to front and rear aspects, multi fuel burning stove. Opening through to:

KITCHEN

With sink and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, window to rear aspect, door leading to rear garden.

BEDROOM 1

With double glazed window to rear aspect.

ENSUITE

With shower, low level WC, wash hand basin.

BEDROOM 2

With double glazed window.

BEDROOM 3

With double glazed window

BATHROOM

With panelled bath, low level WC, pedestal hand basin, heated towel rail, double glazed window

OUTSIDE

The property has a spacious frontage with mature planting and extensive gravelled driveway. To the rear of the property you will find a fully enclosed low maintenance gravelled garden.

AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - Semi Detached Bungalow

Property Construction - Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - Please refer to floorplan

Parking - gravelled driveway shared with the adjoining barn who own the driveway.

Utilities / Services

Electric Supply - mains

Gas Supply - Not connected.

Water Supply - mains and shared with the adjoining barn.

Sewerage - Sewerage Treatment Plant which is shared with the adjoining barn.

Heating sources - Oil fired underfloor central heating.

Broadband Connected - Fibre to property

Broadband Type - according to Ofcom.org.uk both standard and ultrafast broadband are available in the area of ultrafast having a maximum download speed of 1000Mbps

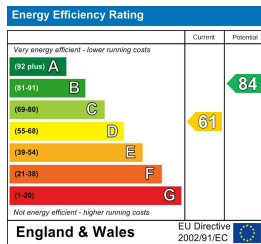
Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' is indicated to be limited for 3 out of the 4 main providers checked and 'data' is indicated to be limited for 1 out of the 4 main providers checked

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.