



Orchard Row, Soham, CB7 5AZ

CHEFFINS

Orchard Row

Soham,
CB7 5AZ

- Immaculate Detached Bungalow
- Lounge, Kitchen/Diner & Garden Room/Utility
- 3 Double Bedrooms
- Ample Parking
- Garage with Insulated Office
- Landscaped Garden to Rear
- Backing onto Open Fields
- Freehold / Council Tax Band D / EPC Rating D

A GARDENERS DELIGHT! Take a look at this immaculate, 3 bedroom detached bungalow, located in the popular village of Soham. This beautiful home offers flexible accommodation from 3 double bedrooms, a family bathroom, a lounge, kitchen / diner and a garden room/utility room. The front of the property offers ample off road parking for multiple vehicles and even has vehicular gates to both sides, one side perfect for a motorhome or caravan, the other leading to the garage. The garage also offers an insulated workshop. The rear garden has been landscaped and is perfect for entertaining and for families! There are covered seating areas, fish pond, outside wc and fields to the rear! There is so much to see, so be prepared to be impressed!

3 1 2



Guide Price £390,000



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, access to loft (part boarded).

BEDROOM 1

With window to front aspect, built-in wardrobes, radiator.

BEDROOM 2

With window to rear aspect, radiator, wardrobes and cupboards.

BEDROOM 3

With window to side aspect, radiator.

BATHROOM

With low level WC, wash hand basin, panelled bath, shower cubicle, towel rail, airing cupboard housing hot water tank.

LOUNGE

With window to front aspect, radiator, open fireplace, archway through to kitchen/diner.

KITCHEN / DINER

With a range of base and wall units, cupboards and drawers with worksurfaces over, window to rear aspect, radiator, space for double freestanding oven with extractor hood above, plumbing for dishwasher, space for fridge/freezer, sink unit and drainer with mixer tap, boiler, tiled splashbacks, built-in alcove shelving, bi-fold doors to garden room/utility.

GARDEN ROOM / UTILITY

With vertical radiator, plumbing for washing machine and space for tumble drier, base and wall mounted units with work surfaces over, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, radiator, doors and windows to rear garden.

OUTSIDE

The rear garden is landscaped with large wooden gazebo providing covered seating with power and light, outside WC, brick built garden shed, fish pond, children's 'pirate ship' play structure, chicken run, lawned, gravelled and paved areas. The garden backs onto open fields.

To the front there is a gravelled driveway providing off road parking, together with double gated access to one side leading to additional parking for a motorhome/caravan/boat etc. Gated access to the other side of the property leads to a tandem length garage/workshop with power and light connected and insulated office to the rear, up and over door to front.

AGENTS NOTES

For more information on this property please refer to the Material Information Brochure on our website.


The vendors have made us aware there is asbestos in the old flus.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

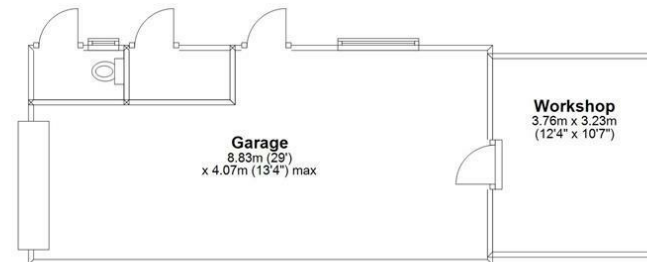
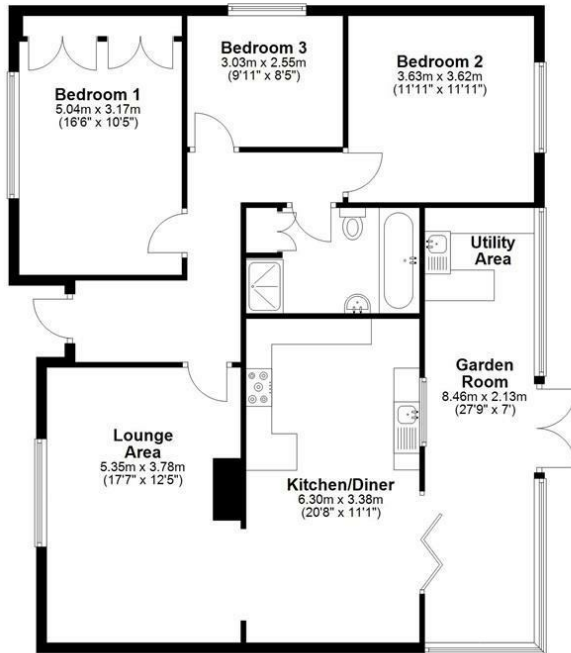


Guide Price £390,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council



Ground Floor

Approx. 117.4 sq. metres (1263.2 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 sq. feet)

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