



The Causeway, Soham, CB7 5BB

CHEFFINS

The Causeway

Soham,
CB7 5BB

- Well Presented Terraced Home
- Established Location
- 2/3 Bedrooms (one on ground floor)
- Parking to Front with EV Charging Point
- Enclosed Garden to Rear
- Replacement Windows to Doors
- Freehold / Council Tax Band B / EPC Rating C

A well presented 2 bedroom terraced home situated in a quiet established location within the popular town of Soham. Accommodation comprises study/family room/potential third bedroom, kitchen, lounge/dining room, 2 first floor bedrooms and bathroom, together with off road parking to front with EV charger and enclosed garden to rear.

3 1 2

Offers In Excess Of £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 PORCH

With door to side aspect, door leading into hallway and door into:

STUDY / FAMILY ROOM / BEDROOM 3

'L' shaped with windows to front and side aspects, radiator.

INNER HALLWAY

With stairs to first floor, under stairs storage cupboard, further large built-in storage cupboard, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, 4-ring electric hob with extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine, window to front aspect.

LOUNGE / DINING ROOM

With window to rear aspect, door to rear aspect leading into the garden, 2 radiators.

FIRST FLOOR LANDING

With window to front aspect, built-in storage cupboard, airing cupboard housing the boiler, access to insulated loft.

BEDROOM 1

With window to rear aspect, fitted wardrobe, radiator.

BEDROOM 2

With window to rear aspect, radiator.

BATHROOM

Refitted with 3-piece suite comprising low level WC, vanity wash hand basin, 'p' shaped panel bath with shower over and shower screen, 2 windows to front aspect, heated towel rail.

OUTSIDE

To the front of the property there is off road parking for 1 vehicle, together with a 7kw EV charger.

The rear garden is predominantly lawned with a paved patio and timber shed.

AGENTS NOTE

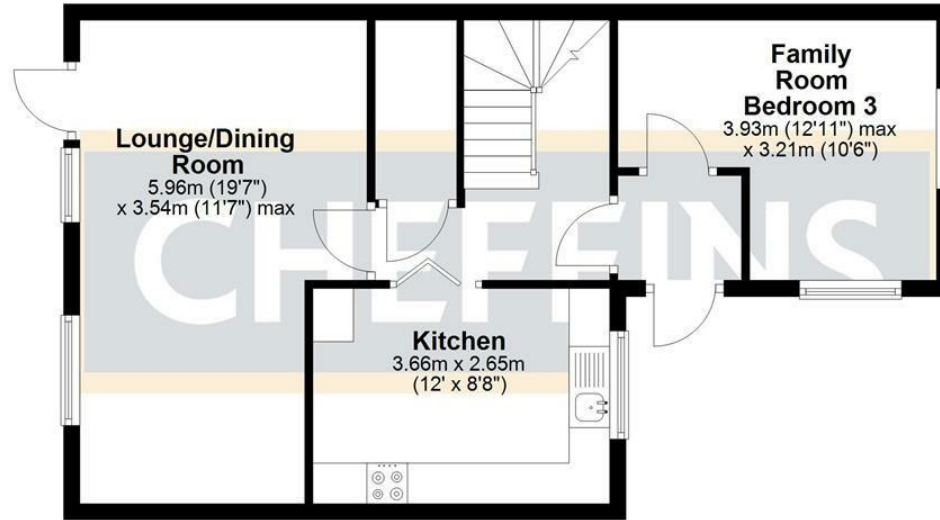
For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

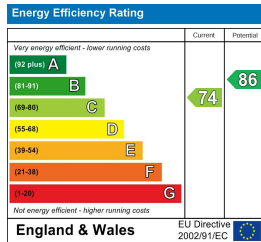
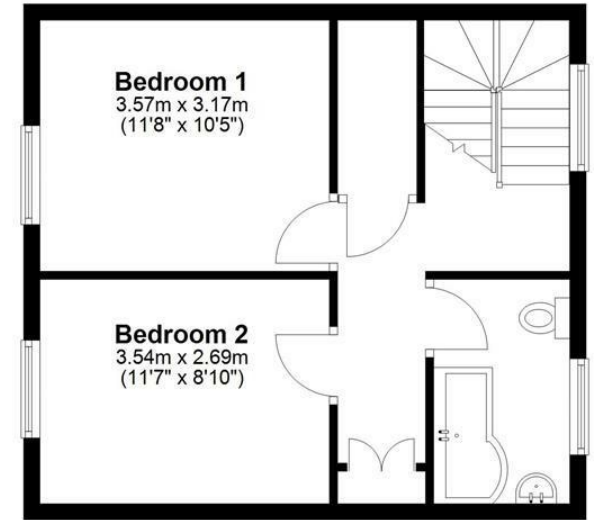
Strictly by appointment with the Agents.



Ground Floor
Approx. 51.8 sq. metres (557.5 sq. feet)



First Floor
Approx. 38.8 sq. metres (418.0 sq. feet)



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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 90.6 sq. metres (975.6 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.