



Fair Field Close, Soham, CB7 5EU

CHEFFINS

Fair Field Close

Soham,
CB7 5EU

- Deceptively Spacious Mid Terrace Home
- Well Presented
- Solar Panels
- 3 Bedrooms
- Enclosed Garden to Rear
- Communal Parking
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating B

Are you looking for your first home or investment? How about this mid terraced home, located in the popular village of Soham, just over 6 miles to the City of Ely.

This deceptively spacious home offers an entrance hall, a kitchen to the front, lounge / diner to the rear that also provides access to the rear garden, 3 bedrooms and a family bathroom completing the internal accommodation.

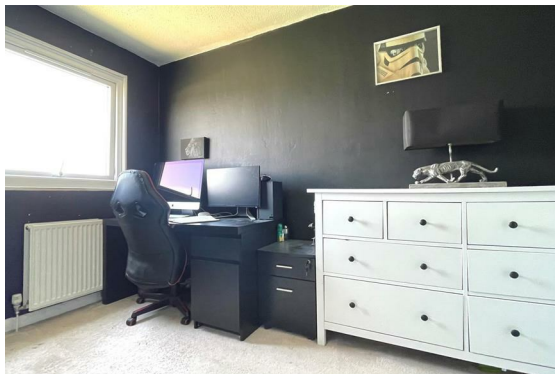
Outside there is a small front garden, whilst the rear provides an enclosed space with paved patio, mainly laid to lawn, brick built storage and gated access at the rear. There is also a communal parking area just a few feet away.

The property is further benefitted from Solar Panels producing electricity and NO FORWARD CHAIN! To fully appreciate this lovely home, an early viewing is highly recommended.

3 1 1

Guide Price £230,000





LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL

With door to front aspect, built-in storage cupboards, stairs rising to the first floor.

LOUNGE / DINING ROOM

With doors to the rear leading into the garden, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer with mixer tap, built-in single oven, 4-ring gas hob with extractor hood over, plumbing for dishwasher, plumbing for washing machine, radiator, window to front aspect, space for a fridge/freezer.

FIRST FLOOR LANDING

With access to loft, airing cupboard housing the boiler.

BEDROOM 1

With window to rear aspect, radiator, built-in wardrobe.

BEDROOM 2

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

BEDROOM 3

With window to rear aspect, radiator.

BATHROOM

With 2 windows to front aspect, fitted with 3-piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower over and shower screen, heated towel rail.

OUTSIDE

To the front of the property there is a lawned garden with a path leading to the front door. The rear garden is mainly laid to lawn with paved patio and gated access at the rear.

There is a communal car park for parking.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(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	

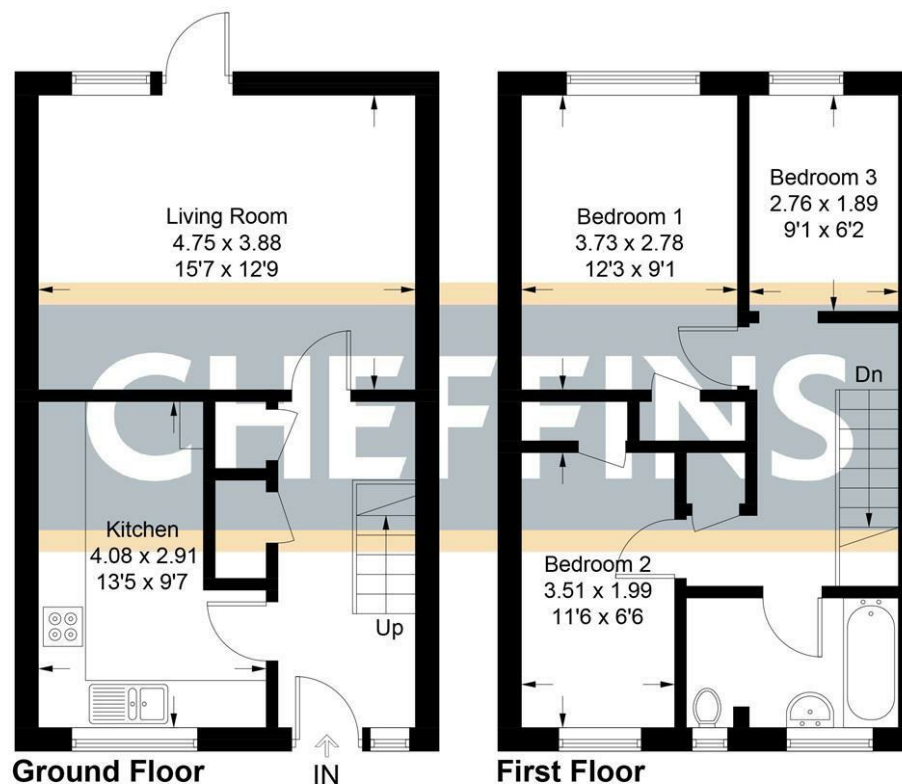
Guide Price £230,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Approximate Gross Internal Area
Ground Floor = 39 sq m / 421 sq ft
First Floor = 39 sq m / 419 sq ft
Total = 78 sq m / 841 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1129439)

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.