



Shocksham Terrace, Soham, CB7 5QN

CHEFFINS

Shocksham Terrace

Townsend, Soham,
CB7 5QN

- Terraced Home
- 2 Bedrooms
- Garden to Rear
- Single Garage
- Redecorated
- Newly Fitted Carpets
- Popular Location
- Freehold (Garage Leasehold) / Council Tax Band / EPC Rating TBC

A beautifully presented 2 bedroom terraced house, recently decorated and new carpets fitted.

Offered for sale with the benefit of no upward chain.



Asking Price £235,000





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 radiator. Fitted with new carpets. Door to:

CLOAKROOM

With low level WC, wash hand basin with mixer tap and tiled splashback, tiled flooring, extractor fan.

KITCHEN

With double glazed window to front aspect, wall mounted boiler, matching base and eye level storage units with worksurfaces, integrated 4-ring gas hob, built-in Hotpoint oven and grill, sink unit with mixer tap and tiled splashback, tiled flooring.

LIVING ROOM

With double glazed window and door leading into the rear garden, 2 radiators, under stairs storage cupboard housing electricity meters and fuse board. Fitted with new carpets. Stairs rising to:

FIRST FLOOR LANDING

With access to loft, radiator, over stairs storage cupboard/airing cupboard with radiator. Fitted with new carpets.

BEDROOM 1

With double glazed window to rear aspect, built-in wardrobe, radiator. Fitted with new carpets.

BEDROOM 2

With double glazed window to front aspect, radiator. Fitted with new carpets.

BATHROOM

With opaque double glazed window to front aspect, low level WC, wash hand basin with mixer tap, panelled bath with overhead shower, spotlights, extractor fan, heated towel rail, tiled splashbacks, electric shaver point, tiled flooring.

OUTSIDE

The property is set slightly back from Townsend with a front garden laid mainly to lawn and pathway leading to the front door.

The rear of the property is enclosed by wooden fence panels with decking area, path leading to a rear gate and section of 3G lawn.

The property also has a single garage with up and over door.

TENURE

House - freehold
Garage - leasehold

AGENTS NOTE

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

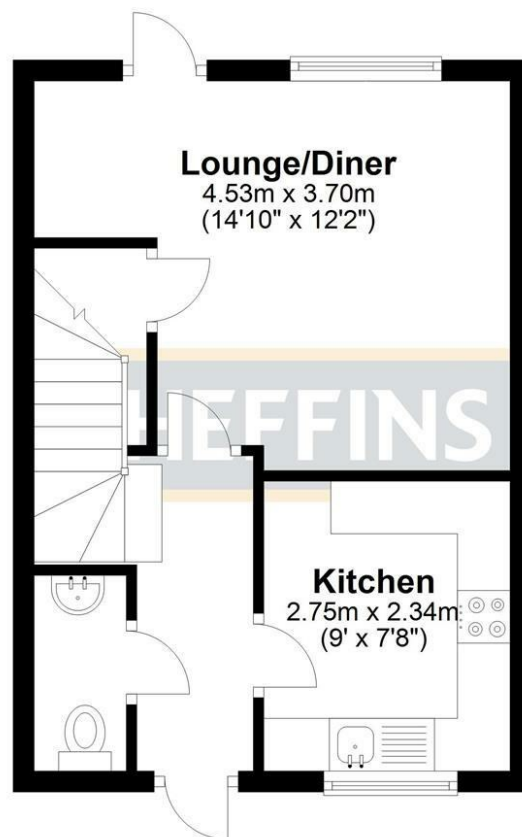
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



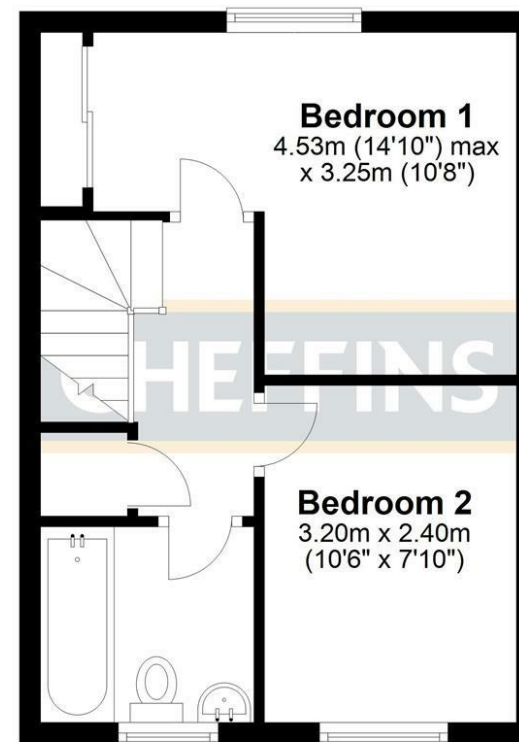
Ground Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(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		

Asking Price £235,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 59.3 sq. metres (638.5 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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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.