



West Drive Gardens, Soham, CB7 5EX

CHEFFINS

West Drive Gardens

Soham,
CB7 5EX

- Ground Floor Apartment
- Living Room / Dining Room
- 2 Double Bedrooms
- Garden to Rear
- No Upward Chain
- Leasehold / Council Tax Band A / EPC Rating TBC

Cheffins are delighted to offer to the market this rarely-found, two double bedroom ground floor apartment with NO FORWARD CHAIN. It features a private garden, private entrance and a spacious lounge/ diner, as well as good storage including a good size walk-in cupboard which could be potentially utilised as a home office. Located in the popular village of Soham, it is perfectly situated with a 10-minute walk to the train station for a quick commute to Cambridge and it is within easy walking distance of shops, the GP, schools, the library and park. There are also fantastic country walks around the village. Viewing is highly recommended.

The accommodation comprises entrance hall, kitchen, living/dining room, two double bedrooms with built-in cupboards, good size walk-in cupboard, separate toilet and bathroom. The private garden is to the rear bordering onto a quiet lane. A new boiler and heating system was recently installed.



Guide Price £170,000





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.

Side entrance door to:

ENTRANCE HALL

With 2 storage cupboards.

SEPARATE WC

With opaque double glazed window to side aspect, low level WC, radiator, vinyl flooring.

KITCHEN

With double glazed window to front aspect, wall and base level units and drawers with work surfaces over, sink unit with separate taps, integrated cooker and 4-ring electric hob, wall mounted combination boiler, 2 storage cupboards, radiator, tiled flooring, door to:

LIVING AREA

With double glazed window to front aspect, radiator, door to entrance hall.

BEDROOM 1

With double glazed window to rear aspect, built-in wardrobe, radiator. Window and door leading to rear garden.

BEDROOM 2

With double glazed windows to rear aspect, radiator, built-in wardrobe.

BATHROOM

With opaque double glazed window to side aspect, panelled bath with shower overhead, wash hand basin, tiled splashback surround, radiator, vinyl flooring.

OUTSIDE

Accessed from both a side passageway and bedroom 1, being enclosed by wooden fence panels and laid to lawn. There is also an outside storage cupboard.

TENURE

Leasehold. We understand the original 125 year lease commenced in February 1995 with a ground rent payable of £0.83 and a service charge of £758.64 per annum.

AGENTS NOTE

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

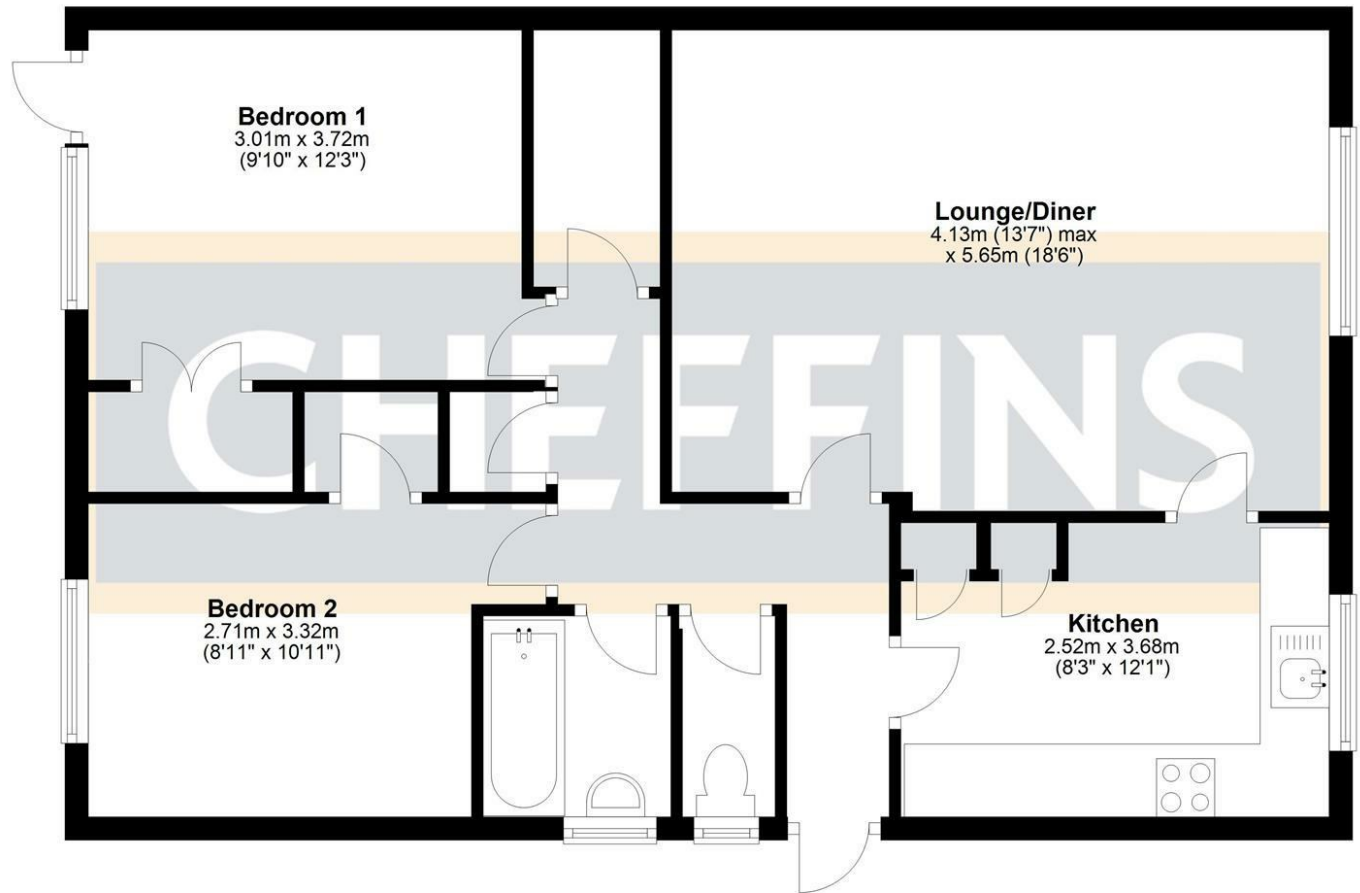
PLEASE NOTE: Since the EPC contained within the Material Information Report on our website was carried out the heating at the property has been upgraded to gas central heating. The new EPC is in the process of being produced and will be replaced on the Report at the earliest opportunity.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor
Approx. 71.9 sq. metres (774.2 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	78
EU Directive 2002/91/EC		

Guide Price £170,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

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.

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.