



Northfield Park, Soham, CB7 5XA

**CHEFFINS**



# Northfield Park

Soham,  
CB7 5XA

- Semi Detached Home
- Deceptively Spacious
- 3 Bedrooms
- Gardens to Front & Rear
- Garage & 2 Parking Spaces
- Some Cosmetic Updating Required
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating D

Offering to the market this deceptively spacious, 3 bedroom semi detached family home, located in the popular village of Soham, Just about 5 miles from the City of Ely.

The property lends itself to someone who would be prepared to do some cosmetic updating and offers ample living space from a dual aspect lounge / diner, kitchen, 3 bedrooms and a family bathroom.

Outside, there is a generous, mainly laid to lawn garden whilst the rear offers an enclosed mainly laid to lawn garden with paved patio and gated access to the front. In addition to this, there is a garage en-bloc with 2 off road parking spaces in front.

The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.



**Guide Price £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 HALL

With door to front aspect, stairs to first floor, window to side aspect, radiator.

## LOUNGE / DINING ROOM

A dual aspect room with windows to front and rear aspects, 2 radiators, under stairs cupboard. Archway through to:

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 stainless steel sink unit with mixer tap, single oven, 4-ring gas hob, wall mounted boiler, window to rear aspect, door to side aspect into the garden.

## FIRST FLOOR LANDING

With airing cupboard housing hot water tank, access to loft.

## BATHROOM

With window to rear aspect, fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, radiator.

## BEDROOM 1

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

## BEDROOM 2

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

## BEDROOM 3

With window to front aspect, radiator.

## OUTSIDE

The front of the property is laid to lawn with pathway to the front door which continues along the side of the property to a gate leading into the rear garden. The rear garden is mainly laid to lawn with a paved patio.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £220,000

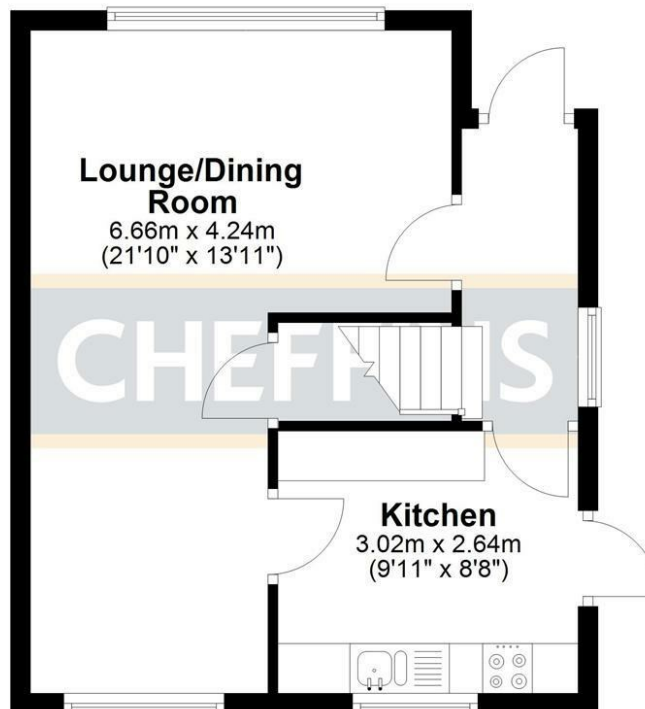
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

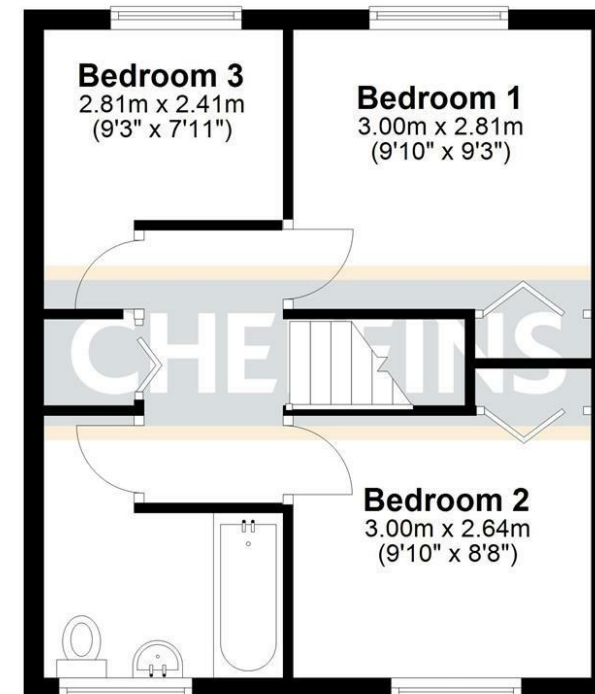
## Ground Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 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.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://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.