



Covell Corner, The Shade, Soham, CB7 5DE

**CHEFFINS**

# Covell Corner, The Shade

Soham,  
CB7 5DE

- Semi-Detached Home
- 3 Bedrooms
- Family Bathroom
- Garden to Rear
- Popular Location
- 50% SHARED OWNERSHIP
- LEASEHOLD / COUNCIL TAX B / EPC RATING B

We are pleased to market this beautifully presented 3 bedroom semi-detached family home, benefitting from a kitchen/dining room, living room, a low maintenance garden and parking, situated in this sought after location within walking distance to The Shade Primary School.

The property is offered for sale on a 50% shared ownership basis and is a great opportunity for those looking to get on to the property ladder!



**Guide Price £135,000**





## 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 stairs leading to the first floor landing, wall mounted fuse box, door to:

## LIVING ROOM

With full length double glazed windows to the front.

## CLOAKROOM

With extractor fan, low level WC, wash hand basin with separate taps, tiled splashback and laminate flooring.

## KITCHEN / DINING ROOM

With full length double glazed window to the rear, French doors leading to the garden, extractor fan, wall mounted gas boiler, wall and base matching units with worktop space, integrated one and a quarter bowl stainless steel sink with mixer tap, space for washing machine and dishwasher, integrated 4-ring gas hob, built in oven, space for fridge/freezer, storage cupboard, laminate flooring with under floor heating, double doors to garden

## FIRST FLOOR LANDING

With loft hatch with pull down ladder (partially boarded loft), over stairs storage cupboard housing the pressurised water tank. Door to:

## BEDROOM 1

With full length double glazed window to the front, television point.

## BEDROOM 2

With full length double glazed window to the rear and television point.

## BEDROOM 3

With double glazed window to the front.

## FAMILY BATHROOM

With opaque double glazed window to the rear, spotlight features, extractor fan, panelled bath with overhead shower and tiled splashback surrounding, low level WC, wash hand basin with mixer tap and tiled splashback, heated towel rail and laminate flooring.

## OUTSIDE

The property is set back from the main road with footpath leading to the front entrance. There is an enclosed rear garden with timber fence panels, timber shed, patio area, artificial grass, water tap to the side and access leading to the front. There are two allocated tandem parking spaces with visitor spaces.

## AGENTS NOTE

The property is being sold on a 50% shared ownership basis with Thrift Soham (a Community Land Trust).

Eligibility criteria and application process applies. Please contact Cheffins for further information.

## TENURE

Leasehold. We understand the original lease was for a period of 125 years which commenced on the 31st January 2019.

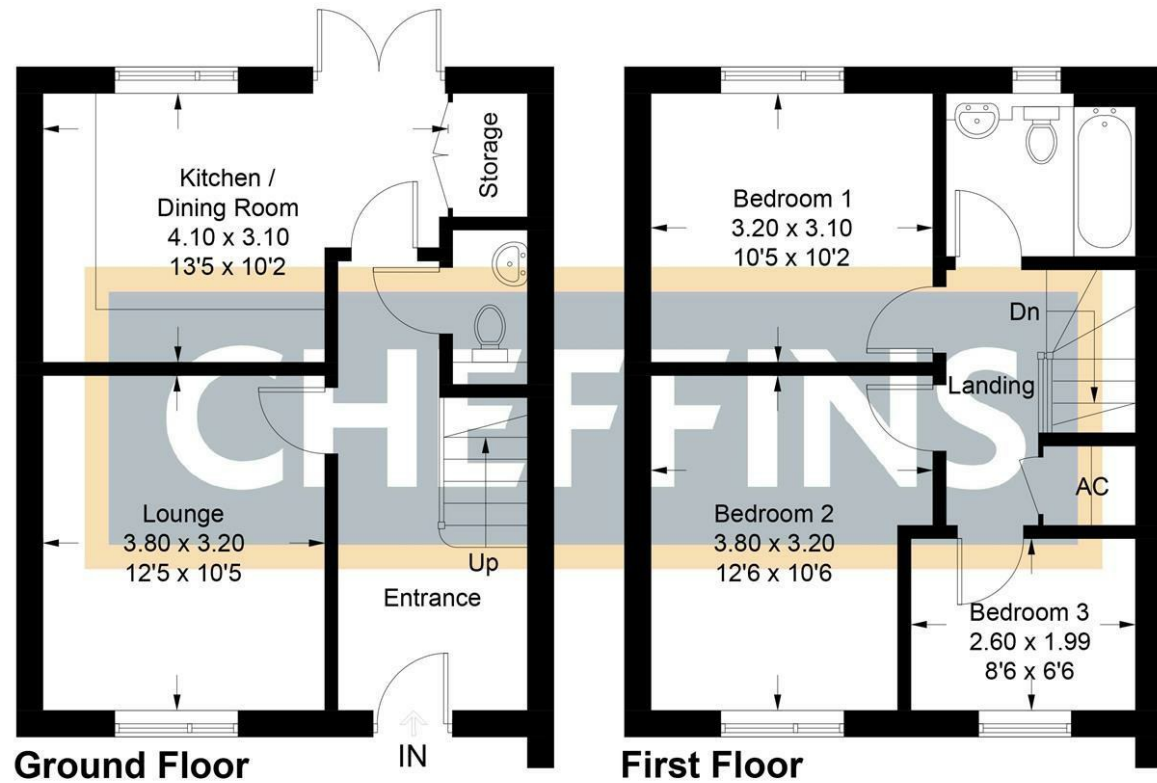
Combined service charge & rental payment on remaining 50% share - Approx. £334.17 PCM

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area = 77.34 sq m / 832.48 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>96</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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £135,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council

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. (ID1241104)

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



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.