



Holmes Lane, Soham, CB7 5JP

**CHEFFINS**



## Holmes Lane

Soham,  
CB7 5JP

- Substantial Detached Bungalow
- 5 Bedrooms (1 Ensuite)
- Lounge Opening into Dining Room & Conservatory
- Driveway, Garage & Gardens
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating D

A spacious detached bungalow offered for sale with no upward chain and comprising entrance and inner hallways, 5 bedrooms (master with ensuite), spacious lounge, kitchen opening into dining room, utility, conservatory and family bathroom. Outside there is a spacious driveway to the front, single garage and enclosed rear garden.

5 2 2

**Guide Price £450,000**





## 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 outside, 2 storage alcoves, radiator.

## INNER HALL

With cupboard and radiator.

## BATHROOM

With deep freestanding bath, shower cubicle, low level WC, wash basin, double glazed window to side aspect, radiator.

## BEDROOM 1

With double glazed window to side aspect, fitted wardrobes, radiator.

## ENSUITE

With shower curtain, vanity unit with wash basin, low level WC, double glazed window to side aspect, heated towel rail.

## BEDROOM 2

With double glazed window to front aspect, fitted wardrobes, radiator.

## BEDROOM 3

With double glazed window and door to side aspect, fitted wardrobes, vanity unit with wash basin and cupboards and drawers beneath, radiator.

## BEDROOM 4

With double glazed window to front aspect, fitted wardrobes, radiator.

## BEDROOM 5 / STUDY

With double glazed window to side aspect, access to loft, wardrobe, radiator.

## LOUNGE

With exposed timber flooring, ornamental brick fireplace (decorative), double glazed window to side aspect, French doors to conservatory, radiator.

## KITCHEN

With double glazed window to side aspect, stainless steel sink unit and drainer, fitted with matching wall and base level storage units and drawers, together with matching work surfaces, range oven and extractor canopy, integrated dishwasher, tiled floor, archway to:

## DINING ROOM

With tiled floor, exposed brick wall, French doors to conservatory, radiator.

## UTILITY

With plumbing for washing machine, storage units, sink unit and drainer, wall mounted gas fired boiler, double glazed window and door to side aspect, tiled floor, radiator.

## CONSERVATORY

With French doors to rear garden and radiator.

## OUTSIDE

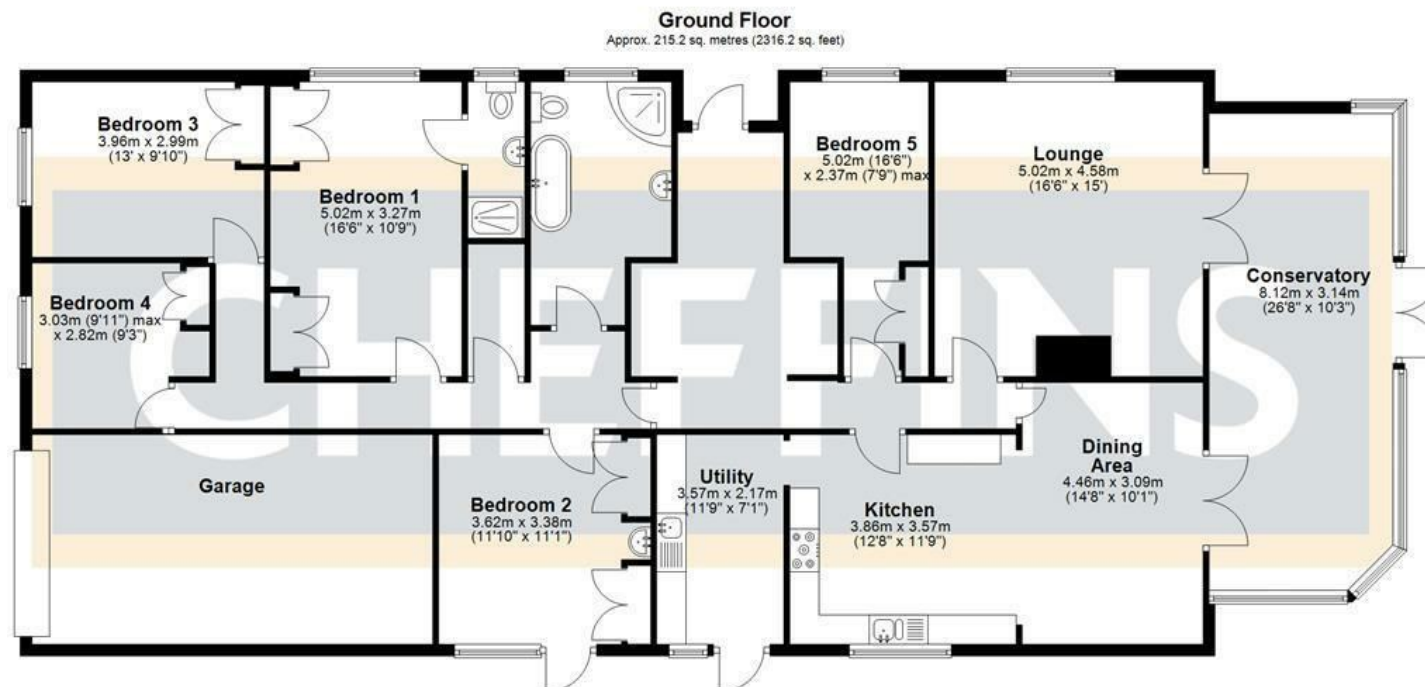
To the front of the property there is a spacious gravelled driveway leading to a single garage with metal up and over door. Pedestrian access alongside the property leads to an enclosed rear garden which consists of an extended area of paved patio leading onto a lawn.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(71-81) <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		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

Total area: approx. 215.2 sq. metres (2316.2 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)



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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.