



Fordham Road, Soham, CB7 5AJ

CHEFFINS

Fordham Road

Soham,
CB7 5AJ

- NO FORWARD CHAIN
- 2 Double Bedrooms
- Open plan Lounge / Kitchen / Diner
- Modern mid terraced home
- Front and rear Garden
- 2 Allocated parking spaces
- FREEHOLD / COUNCIL TAX B / EPC B

Cheffins are delighted to offer to the market this modern, mid terraced home located in the popular town of Soham. The property comprises of Entrance Hall, ground floor Cloakroom, open plan Lounge / Kitchen / Dining that has a well equipped Kitchen with access to the rear garden. To the first floor there are two double bedrooms and a bathroom.

Outside the property there is a small front garden whilst the rear offers an enclosed mainly laid to lawn garden plus two allocated off road parking spaces beyond. The property further benefits from no forward chain and is available to view by appointment only.

2 1 1

£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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

Door to front, stairs leading to the first floor.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC, pedestal wash hand basin, radiator and extractor fan.

KITCHEN / LOUNGE / DINING

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral double oven, 4 ring gas hob with extractor hood over, one and a half bowl stainless steel sink with mixer tap over, plumbing for dishwasher and washing machine, wall mounted boiler, window to front, window to rear, patio door to rear leading to garden, built in under stair storage cupboard, radiator.

FIRST FLOOR LANDING

Storage cupboard and radiator.

BEDROOM 1

Window to the rear, built in wardrobes and radiator,

BEDROOM 2

Window to the front and radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator, extractor fan and window to the front.

OUTSIDE

To the front there is a small mainly laid to lawn garden with pathway leading to the front door.

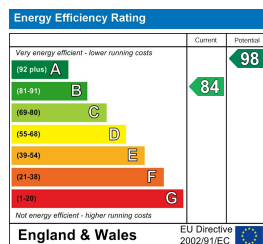
To the rear is a mainly laid to lawn garden enclosed with timber fencing, gated access to the rear leads to the parking area. There are two allocated off road parking spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







£235,000

Tenure - Freehold

Council Tax Band - B

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.

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.

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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.

