



**Weatheralls Close, Soham, CB7 5BQ**

**CHEFFINS**



## Weatheralls Close

Soham,  
CB7 5BQ

- Semi Detached Bungalow
- Cul De Sac Location
- Well Presented
- 2 Bedrooms
- Kitchen, Lounge/Dining Room & Conservatory
- Gardens & Brick Built Store
- Private Enclosed Parking Space
- Freehold / Council Tax Band B / EPC Rating D

Cheffins are pleased to be offering to the market this well presented semi detached bungalow situated in a cul de sac location within the popular Town of Soham. Accommodation comprises entrance hall, lounge/dining room, conservatory, kitchen, 2 bedrooms and shower room, together with gardens and enclosed private parking space.

The property has the additional benefit of gas central heating and double glazing. Viewing is recommended.

2 1 1

**Guide Price £240,000**





## 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 part double glazed entrance door, access to loft which has been half boarded with shelving and lighting, 3 shelved built-in storage cupboards.

## LOUNGE / DINING ROOM

With 2 ceiling light tunnels, 3 vertical radiators. Opening to:

## CONSERVATORY

Double glazed with door to rear garden, fully insulated vaulted ceiling with spotlights.

## KITCHEN

Fitted with a range of base and eye level storage units with work surfaces over, single oven, 4-ring AEG with stainless steel extractor hood above, integrated washing machine, integrated fridge, double glazed window and door to rear garden, cupboard housing the gas fired central heating boiler.

## BEDROOM 1

With double glazed window to front aspect, vertical radiator.

## BEDROOM 2

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

## SHOWER ROOM

With low level WC, wash hand basin with cupboards beneath, shower area with shower attachment, heated towel rail, ceiling spotlights, shelved corner cupboard, mirror with light, 2 double glazed windows to side aspect, sliding door to hall.

## OUTSIDE

The front garden is enclosed by timber fencing with a pathway leading to the side of the property to the entrance door and rear garden.

The rear garden is enclosed by timber fencing with raised flower/shrub beds, outside water tap and personal gate to the rear. A further gate leads to the enclosed private parking space. There is also a small brick built store with power and light connected, double glazed window to side, double glazed

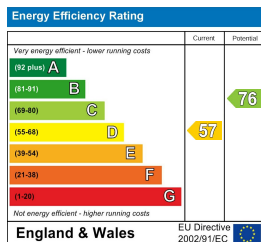
entrance door, fitted work surface and cupboards.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £240,000

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.

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.

