



Qua Fen Common, Soham, CB7 5DH

CHEFFINS

Qua Fen Common

Soham,
CB7 5DH

- Extended Detached Cottage
- Attractive Views Across Common Land
- 3 Bedrooms
- Lounge & Family Room
- Extensive Kitchen/Dining Room
- Gardens & Driveway
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

An extended detached cottage offering excellent accommodation and situated in a most popular location with views to front and rear across the Common. Offered for sale with no upward chain, the property comprises on the ground floor, entrance hall, modern shower room, spacious lounge, family room, substantial open plan kitchen/dining room and utility. On the first floor there are 3 bedrooms and the family bathroom, whilst outside there is a lawned garden with attractive views, together with an ample driveway.

3 2 2

Guide Price £425,000





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 VESTIBULE

With double glazed door to front aspect, double glazed window to front, inset matting.

ENTRANCE HALL

With double glazed window to front aspect with a view across the common, wood flooring, under stairs storage cupboard, radiator.

GROUND FLOOR SHOWER ROOM

Fully tiled with suite comprising shower cubicle, low level WC, vanity inset wash basin, heated towel rail, shower cubicle with over size drench shower head and individual shower attachment, heated towel rail.

LOUNGE

Dual aspect with French doors opening to rear garden and 2 double glazed windows to front aspect with an attractive view across the common, feature multi fuel burner with brick hearth and oak mantel above, 2 radiators.

FAMILY ROOM

With feature open fireplace with brick hearth and feature mantel above (this fireplace is not used), alcoves with shelving either side, wood flooring, radiator, double glazed window to front

aspect with an attractive view across the common.

OPEN PLAN KITCHEN / DINING ROOM

With inset ceramic butler sink, tiled splash back, fitted with a range of matching solid wood units including base units, wall mounted units and drawers, space for free standing gas stove, plumbing for dishwasher, 3 radiators, wall mounted replacement gas fired boiler, French doors opening to rear garden, double glazed windows to side. Door through to:

UTILITY ROOM

With matching base units, work surface, plumbing for washing machine, space for tumble drier, tiled flooring, double glazed window to side and rear aspects, door to rear garden, radiator.

FIRST FLOOR LANDING

With 2 double glazed windows to front aspect with views across the common, radiator.

BEDROOM 1

With built-in wardrobes, double glazed window to rear aspect with views across the common, 2 velux windows to front aspect, access to loft, radiator.

FAMILY BATHROOM

With panel bath, low level WC, vanity inset wash basin, heated towel rail, double glazed window to rear aspect.

BEDROOM 2

With built-in wardrobes, 2 radiators, double glazed window to front aspect with views across the common

BEDROOM 3

With fitted cupboard, radiator, double glazed window to rear aspect with views across the common. Please note this bedroom includes the bulkhead above the staircase.

OUTSIDE

The property is situated in an attractive location fronting onto Qua Fen Common. Double gates lead to a spacious gravel driveway providing ample off road parking. To the rear there is an enclosed south facing garden which is predominantly laid to lawn with generous paved patio areas with a most attractive to the rear across common land.

VIEWING

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		75
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

