



The Cotes, Soham, CB7 5EP

**CHEFFINS**

## The Cotes

Soham,  
CB7 5EP

- Semi Detached House
- Lounge / Dining Room
- Kitchen / Breakfast Room & Study
- 2 First Floor Bedrooms
- Ample Parking
- Good Size Rear Garden
- Freehold / Council Tax Band B / EPC Rating TBC

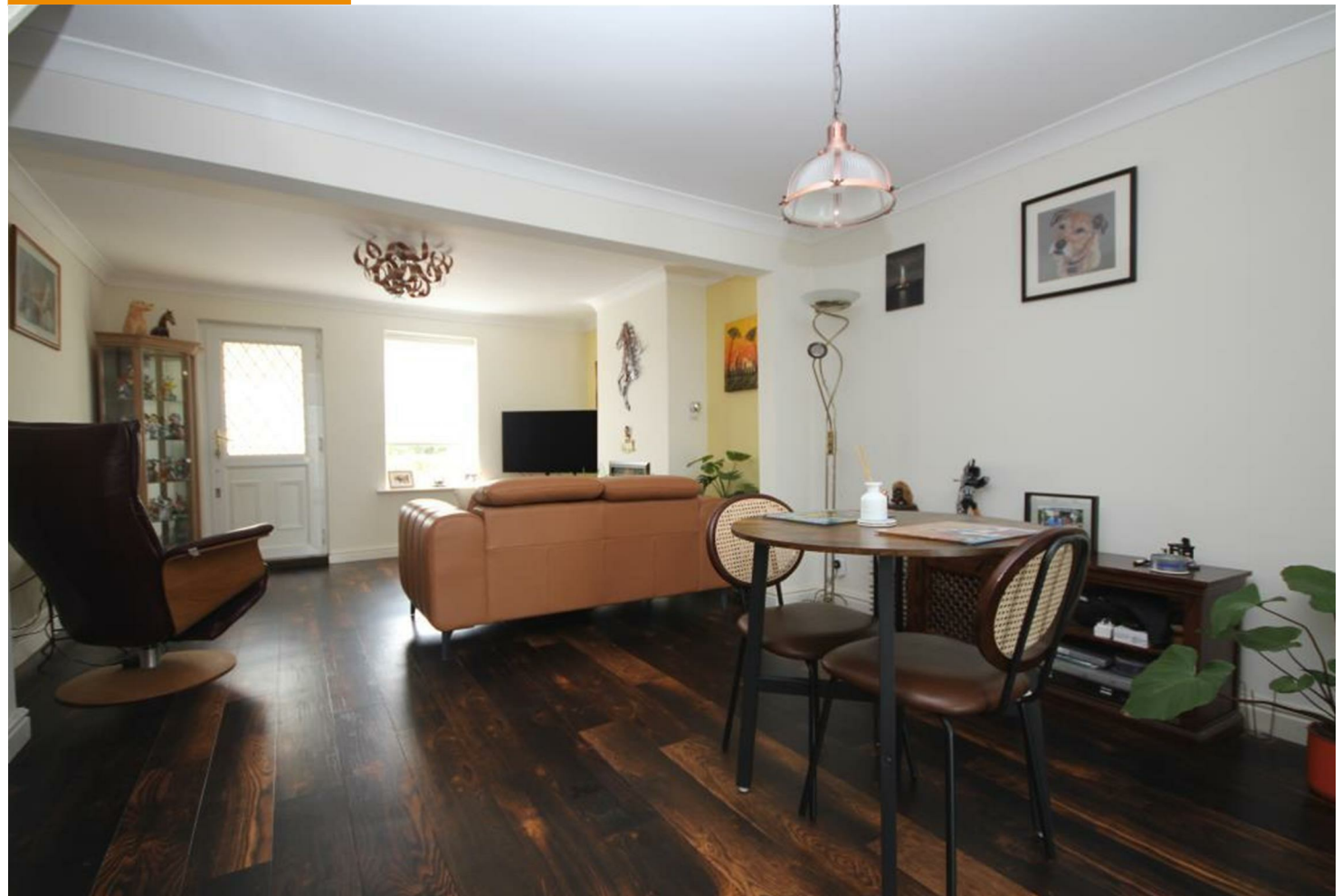
Cheffins are pleased to market this beautifully presented semi detached house situated in a semi rural location with attractive walks nearby

Accommodation comprise on the ground floor, entrance porch, lounge/dining room, study, kitchen/breakfast room, conservatory and bathroom, whilst on the first floor there are 2 bedrooms. The property also benefits from ample parking to front and a large garden to rear.

Viewing is recommended.



## Offers In Excess Of £260,000





## 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 PORCH

With door to front aspect, double glazed windows surrounding, door through to:

## LIVING AREA

With double glazed window to front, feature electric fireplace, radiator, LVT flooring. Opening through to:

## DINING AREA

With stairs rising to the first floor, radiator. Opening through to:

## KITCHEN / BREAKFAST ROOM

With a range of matching wall and base units, work surfaces, integrated sink with mixer tap, integrated 4-ring induction hob, integrated Bosch oven with overhead stainless steel Bosch extractor fan, space for washing machine, integrated dishwasher and fridge, radiator, breakfast bar, laminate flooring, door through to:

## CONSERVATORY

With vinyl flooring and French doors leading out to the garden.

## STUDY

With double glazed window to side, radiator, cupboard space and door through to:

## BATHROOM

With 'P' shaped panelled bath with overhead shower, low level WC, storage cupboard housing the combination boiler, wash hand basin with mixer tap, tiled splashback surrounding, towel rail, opaque double glazed window to the side, extractor fan, laminate flooring.

## FIRST FLOOR LANDING

## BEDROOM 1

With double glazed window to front, radiator, laminate flooring.

## BEDROOM 2

With double glazed window to rear, laminate flooring, loft hatch, radiator.

## OUTSIDE

A gravelled driveway leads to a gated block paved driveway and further paved area providing ample off road parking. Further double

gates leading through to the side and rear of the property. There is a front garden containing a variety of established bushes and greenery.

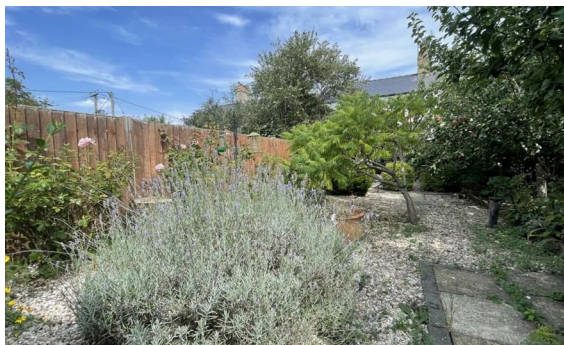
There is a gravelled area immediately to the rear of the property, together with paved patio and artificial grassed seating areas. A step leads up through to the main garden which is predominantly laid to lawn with numerous ponds and established shrubs and plants to borders. The garden also contains various sheds/outbuildings and an area of orchard to the rear.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</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 |           |

Offers In Excess Of £260,000

Tenure - Freehold

Council Tax Band - B

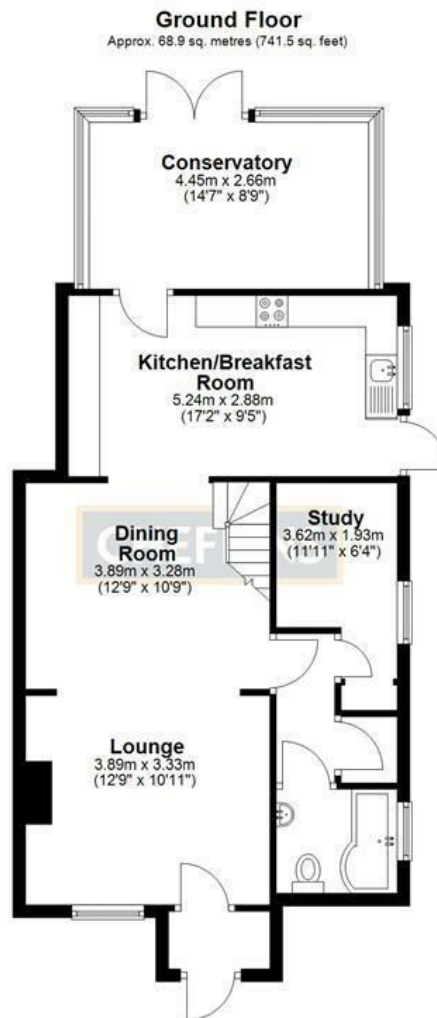
Local Authority - East Cambs District Council

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>.

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.



Total area: approx. 95.1 sq. metres (1023.9 sq. feet)

**First Floor**  
Approx. 26.2 sq. metres (282.3 sq. feet)

