



Bancroft Lane, Soham, CB7 5DG

CHEFFINS

Bancroft Lane

Soham,
CB7 5DG

- Detached Chalet Style Home
- 2/3 Bedrooms
- Enclosed Rear Garden
- Driveway Parking
- No Upward Chain
- FREEHOLD / COUNCIL TAX C / EPC C

Cheffins offer to the market this 2/3 bedroom detached chalet style home situated in the popular Town of Soham.

Accommodation comprises of entrance hall, kitchen/breakfast room, living room, dining room/bedroom 3 and utility room on the first floor, together with 2 first floor bedrooms and family bathroom. Outside the property offers ample off road parking, together with an enclosed garden to rear.

The property has the further benefit of being offered for sale with no upward chain.



£310,000





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 HALLWAY

With door to front, stairs leading to the first floor, understairs storage cupboard, radiator, vinyl flooring. Door to:

KITCHEN / BREAKFAST ROOM

With double glazed windows to front, wall and base matching units with worktop space, integrated one and a quarter stainless steel sink with mixer tap, integrated four ringed gas hob with oven and extractor hood over, tiled splashback, radiator, vinyl flooring. Opening to:

UTILITY ROOM

With wall and base matching units with worktop space, integrated stainless steel sink with mixer tap, wall mounted combi boiler, radiator, vinyl flooring, double glazed window and door leading to the garden.

LIVING ROOM

With sliding doors leading to the garden, radiator.

BEDROOM 3 / DINING ROOM

With double glazed windows to the front, radiator and laminate flooring.

CLOAKROOM

With extractor fan, low level WC, wash hand basin with tiled splashback, radiator and vinyl flooring.

FIRST FLOOR LANDING

With velux windows, loft hatch, radiator and door to:

BEDROOM 1

With double glazed window to the front, radiator.

BEDROOM 2

With double glazed windows to the front, radiator.

FAMILY BATHROOM

With velux window, side panelled bathtub with overhead shower, low level WC, wash hand basin, tiled splashback surrounding, radiator and vinyl flooring.

OUTSIDE

To the front and side of the property there is a block paved driveway providing off road parking. Side gated access leads into the rear garden.

The rear garden is fully enclosed by wooden fence panels and is predominately laid to lawn with patio section.

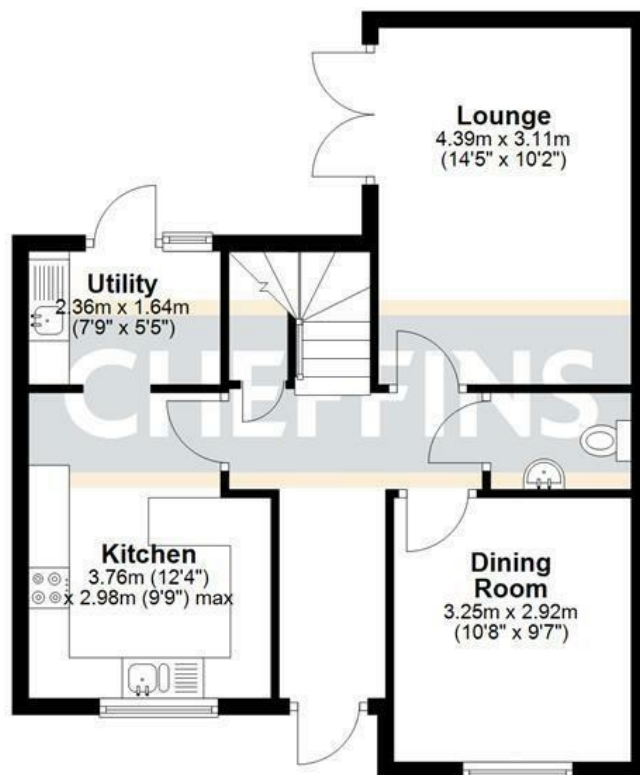
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 86.5 sq. metres (931.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£310,000

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.



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