



Cornmills Road, Soham, CB7 5AT

CHEFFINS

Cornmills Road

Soham,
CB7 5AT

- Semi-Detached Bungalow
- 2 Bedrooms
- Updating & Renovation Opportunity
- Planning permission has been granted reference 24/00162/FUL
- Large Garden
- NO CHAIN

A 2 bedroom semi-detached bungalow offering tremendous potential for updating and extending standing in an attractive position with an open green area to the front and side. The property is offered with vacant possession with NO CHAIN and benefits from a side and rear enclosed garden and a large garage to the rear. Planning permission has been granted on 24th May 2024 by East Cambridgeshire District Council reference 24/00162/FUL for a single storey 2 bedroom side and rear extension.



Guide Price £225,000





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

LIVING/DINING ROOM

with part glazed entrance door, gas fire with tiled hearth and surround.

KITCHEN

with a range of fitted base and wall mounted cupboards, space for oven with extractor hood over, part glazed door leading to the rear garden.

BEDROOM 1

BEDROOM 2

BATHROOM

with a white suite comprising a bath, pedestal hand basin, low level WC, tiled walls.

OUTSIDE

The property stands in an attractive position overlooking an open green with a further open plan green area to the side.

The front of the property is approached via a shared footpath leading to a small front garden with a lawned area and established hedge boundary. Pedestrian gated access to the right leads to a side and rear garden laid to lawn with established shrubs.

GARAGE

Pre-fabricated large garage with a metal up and over door to the front, window and door to the side.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Semi-Detached Bungalow

Property Construction - Brick and Tile roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 538.19

Parking - Garage

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Mains Gas to boiler and radiators

Broadband Connected - No

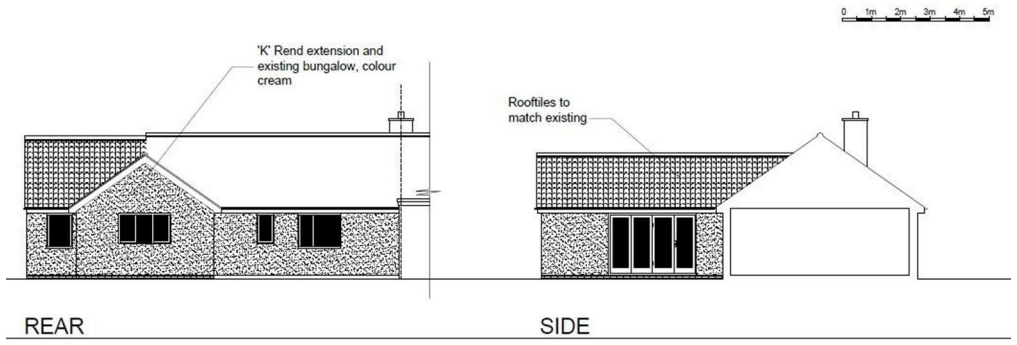
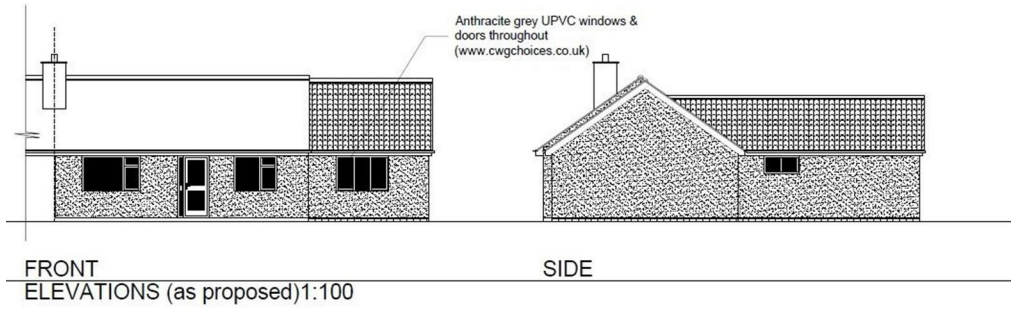
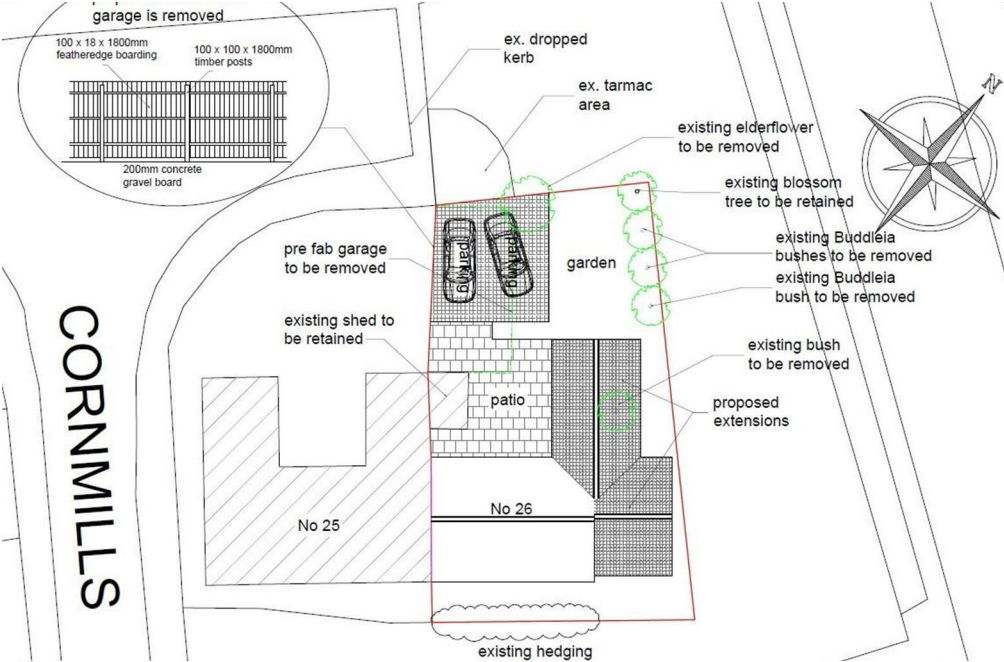
Broadband Type - Fibre to the Cabinet

Mobile Signal/Coverage - Likely with all providers

Easements - Rights of easement over pavement in order to access garage (kerb has been dropped).

Planning Permission - Planning permission has been granted on 24th May 2024 by East Cambridgeshire District Council reference 24/00162/FUL for a single storey 2 bedroom side and rear extension. For further detail see the proposed floor plan, elevations and site plan.

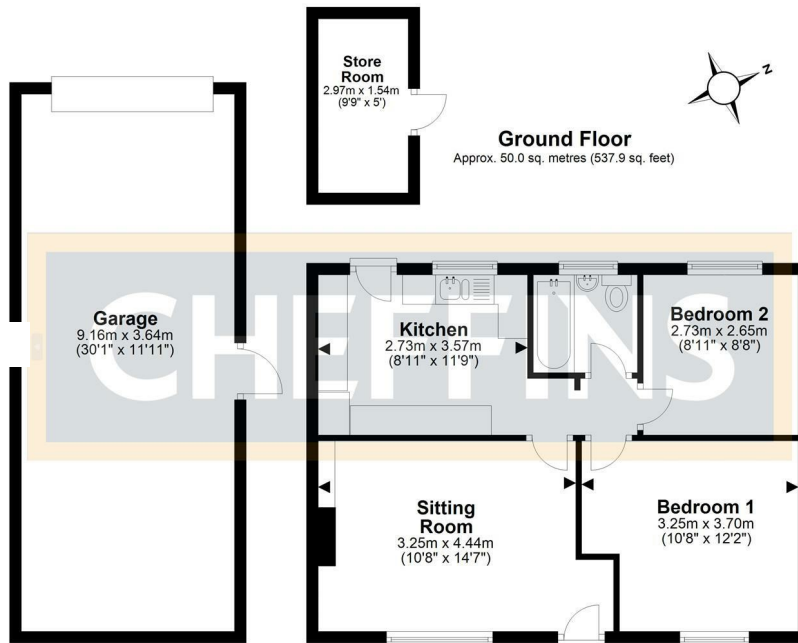




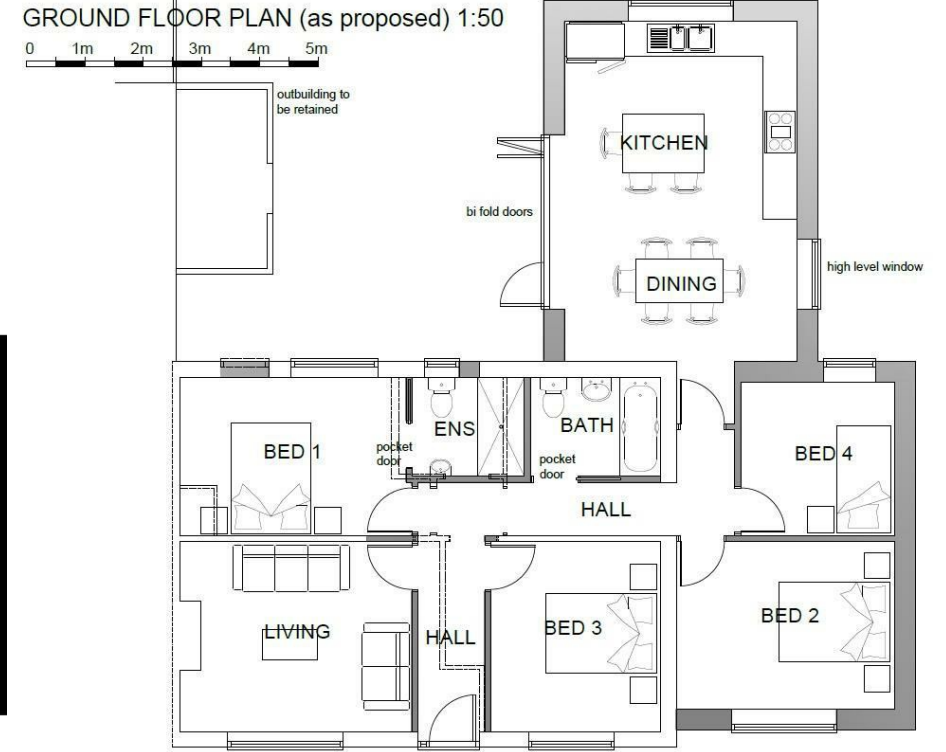
CORN MILLS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 Council Tax Band - B
 Local Authority - East Cambridgeshire



Total area: approx. 50.0 sq. metres (537.9 sq. feet)



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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.