



Bluebell Walk

Soham, CB7 5YX

- NO CHAIN
- Over 55's Only
- Double Glazed
- Garage and Parking
- · Close to Town Centre
- Quiet Location

A delightful 2 bedroom semi-detached bungalow situated in a peaceful cul-de-sac location. The accommodation briefly comprises of an entrance hall, living room, kitchen, 2 bedrooms and a bathroom. A mature enclosed garden at the rear provides a pleasant place to relax. THE PROPERTY IS FOR OVER 55's ONLY.



CHEFFINS













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



ENTRANCE HALL

with a double glazed door to the front, electric panel heater.

LIVING ROOM

with a double glazed window to the front, electric storage heater.

INNER HALLWAY

with electric storage heater, airing cupboard, access to loft space.

KITCHEN

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker and fridge/freezer, a double glazed window to the rear and a double glazed door to the rear garden.

BATHROOM

with a low level WC, pedestal mounted hand wash basin, side panel bath with electric shower over, tiled surround, heated towel rail, double glazed window to the rear.

BEDROOM 1

with an electric storage heater, built-in wardrobe and a double glazed window to the front aspect.

BEDROOM 2

with an electric storage heater, built-in wardrobe and a double glazed window to the rear aspect.

OUTSIDE

The rear garden is mainly laid to lawn with flower and shrub borders, enclosed by panel fencing with a paved patio area, garden shed and a gated access to the side. To the front of the property is an area laid to lawn with flower and shrub borders.

GARAGE EN BLOC

Located in a nearby block.

Sales Agents Notes

Tenure - Leasehold Length of Lease - 60 years remaining. Annual Ground Rent - £50.04 Annual Service Charge - £1,423.64 Service Charge Review Period - Annually

The property is a part of a retirement complex and is available to over 55's only.

Please note the sale is subject to Grant of Probate.

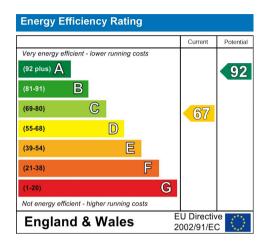
For more information on this property, please refer to the Material Information Brochure on our website.







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Guide Price £150,000
Tenure - Leasehold
Council Tax Band - B
Local Authority - East Cambridgeshire







