



Bluebell Walk, Soham, CB7 5YX

CHEFFINS

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.

2 1 1

Guide Price £150,000





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 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.





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



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

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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.