



Greenhills, Soham, CB7 5DA

**CHEFFINS**

## Greenhills

Soham,  
CB7 5DA

- Quiet Location
- 2 Double Bedrooms
- Double Glazed
- New Central Heating System
- Off-Road Parking
- Generous Accommodation

An exceptional detached bungalow providing spacious accommodation throughout including 2 bedrooms, a kitchen/dining room and a living room. Outside there is an enclosed garden with a shed and summer house. Located in a quiet location, this property must be seen to be fully appreciated.

2 1 1

Guide Price £275,000





## 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 entrance door, strip wood vinyl flooring, radiator, large cupboard.

## LIVING ROOM

A double aspect room with a fireplace with surround (unuseable), radiator.

## KITCHEN/DINING ROOM

A double aspect room with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for fridge/freezer, space and plumbing for washing machine, gas hob, electric oven, a door to the rear garden, radiator, wood laminate flooring.

## BEDROOM 1

with a radiator, built-in overhead storage cupboards.

## BEDROOM 2

with a radiator, access to the loft space with drop down ladder (housing the gas boiler) boarded and with power and light, built-in cupboard.

## BATHROOM

with a side panel bath, low level WC, vanity unit with wash hand basin, heated towel rail, airing cupboard, tiled floors and surround.

## OUTSIDE

To the front is a driveway with off-road parking for 2 cars, gravel with flower and shrub borders, low level wall.

To the rear is enclosed by panel fencing and gated to both sides, mostly laid to lawn with flower and shrub borders, garden shed and summer house both with power and light.

## Sales Agents Notes

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

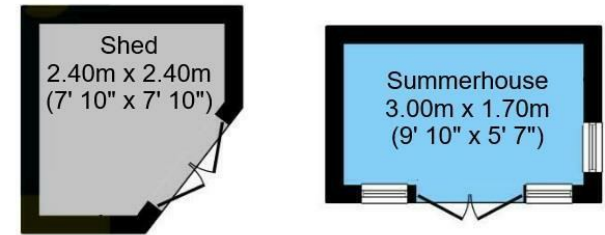




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Floor Plan**



**Outbuilding**

Guide Price £275,000  
 Tenure - Freehold  
 Council Tax Band - D  
 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.