BOVINGDONS
THE PROPERTY AGENTS



39a Sand Street

Soham, Ely, Cambs, CB7 5AA

Guide Price £295,000

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Description
Well-presented detached bungalow, being one of two built in 2015 in a small cul-de-sac location. The bungalow benefits from gas fired central heating, double glazing, two parking spaces, private rear garden with a summerhouse/workshop, two double bedrooms with fitted bedroom furniture and has open plan living with integrated kitchen appliances. There is wood flooring throughout and viewing is highly recommended.

Soham
Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14/A11.
Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the highly-rated Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11/M11.

Hallway
Part double glazed entrance door. Access to loft space. Radiator. Ceiling light point. Shoe rack cupboards. Central heating thermostat.

Open Plan Living - 7.32m x 3.86m (24'0" x 12'8")
Open plan room with double glazed windows to the front and rear aspects and double-glazed patio doors and side panels to the rear garden. Radiator. TV Point. Two ceiling light points. Range of kitchen units at base and wall level with work surfaces over incorporating a one and a half bowl sink with mixer tap. Single electric oven with 4-ring Neff hob over, stainless-steel splash back and stainless-steel extractor canopy over. Integrated dishwasher and integrated washing machine.

Bedroom 1 - 3.76m x 3.07m (12'4" x 10'1")
Double glazed window to the front aspect. radiator. Range of fitted wardrobes, over bed cupboards and matching drawer unit. Ceiling light point.

Bedroom 2 - 3.1m x 2.92m (10'2" x 9'7")
Double glazed window to the front aspect. radiator. Range of fitted wardrobes, over bed cupboards and matching drawer unit. Ceiling light point.

Shower Room - 2.24m x 1.93m (7'4" x 6'4")
Walk-in shower cubicle with grip rails. Shower attachment. Low level WC. Wash basin in vanity unit with mixer tap. Extractor fan. Heated towel rail. Double glazed window to the side aspect. Ceiling light point.

Outside
The frontage has two parking spaces, covered entrance porch and gates to the rear and side leading to the rear garden. The enclosed rear garden with walling and timber fencing has a patio and an area of artificial turf. There is an outside light, outside tap and a large timber summerhouse with power and light.

Property Information
Local Council is East Cambridgeshire District Council - Council Tax Band is C.
The property is Freehold with registered title CB408651.
All main utility services are connected.
Flood risk is very low.
Restrictions apply but there are no Wayleaves, Easements or Rights of Way.
Estimated broadband speeds are Standard 19mbps, Superfast 80mbps & Ultrafast 1800mbps.

ID & AML Checks.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.









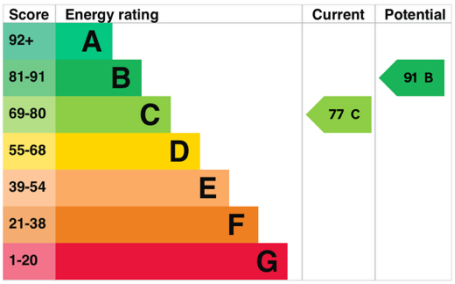

Approx Gross Internal Area
62 sq m / 669 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Graph



Viewing

Please contact our Soham Office
on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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