**Staploe Mews,**
**Soham, Cambridgeshire CB7 5JW**
**Guide Price £170,000**

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# Staploe Mews, Soham, Cambridgeshire CB7 5JW

**A surprisingly spacious modern semi-detached property, tucked away in the heart of this well served and ever growing town and in easy reach of the City of Ely and the famous horseracing town of Newmarket.**

**Boasting accommodation to include entrance porch, kitchen/dining room, bathroom, sizeable first floor living room, two bedrooms.**

**Externally the property offers a courtyard style rear garden and there is an allocated parking space.**

**Ideal for first time buyer or possible investor.**

## Accommodation Details

EPC - D
Tenure - Freehold
Council Tax Band - A (East Cambs)
Property Type - Flat
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 61.2 SQM
Parking – Allocated parking space
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - tbc
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Entrance Hall

With storage cupboard, doors to;

### Kitchen/Diner Room

14'9 x 11'11

Fitted base storage units with working top surfaces over, stainless steel sink with pillar taps and drainer, space for free standing oven, space and pluming for a washing machine, space for fridge/freezer. tiling to splash back areas, stair case rising to the first floor, window to the front aspect, with French style doors opening out on to the garden.

### Bedroom 2

13'5 x 7'5

Window to the front aspect, wall mounted heater.

### Bathroom

5'10 x 5'5

Suite comprising low level WC, pedestal hand wash basin and panelled bath with shower over, part tiled walls, wall mounted heater, obscured window to the rear aspect.

## FIRST FLOOR

### Lounge

14'9 x 14'7

Feature fire place, TV aerial connection point, skylight, windows to the front and side aspect, wall mounted heater.

### Bedroom 1

14'9 x 7'5

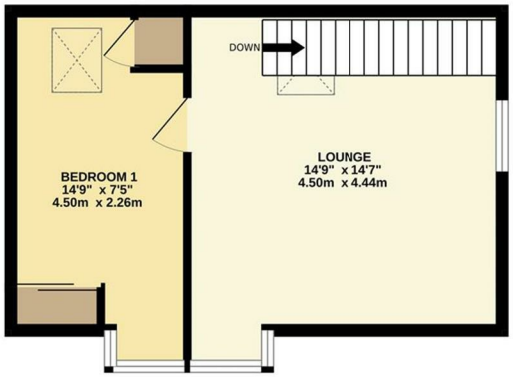
Access to loft, built in wardrobe and storage cupboard. Skylight, windows to the front and side aspect.

### Outside

Courtyard style rear garden with gated access out to the front of the property.

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.




TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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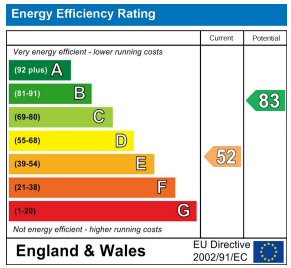
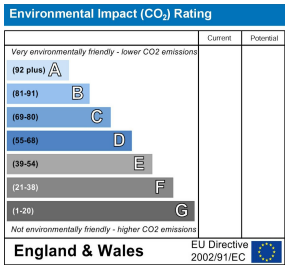
- **Semi-Detach Family Home**
- **Popular Village Location**
- **Kitchen/Diner Room**
- **2 Bedrooms**
- **Courtyard Style Rear Garden**
- **No Chain**

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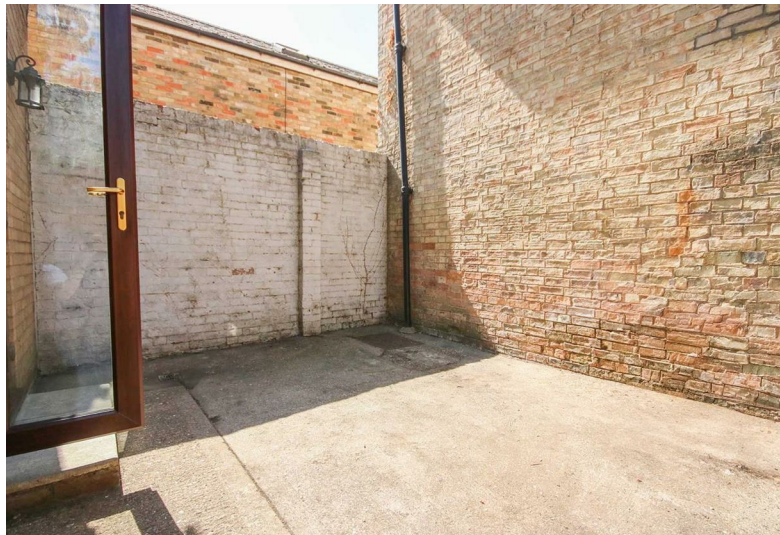
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