



19 West Drive Gardens

Soham, Ely, Cambs, CB7 5EF

Guide Price £200,000



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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.

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 well-regarded 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.

Description

This 3-bed property is a great first-time home or investment property. Having been rented for several years the property requires some updating and cosmetic work, but offers good sized accommodation in an off-road location. The property has gas central heating, double glazing, WC and a private rear garden with Solar panels to roof.

Entrance Lobby - 1.8m x 0.71m (5'11" x 2'4")
Upvc double glazed entrance door and double-glazed window. Tiled floor. Electric meter cupboard. Multi-paned door and window to:

Hall - 4.55m x 1.65m (14'11" x 5'5")

Cupboard with gas meter and fuse box. Stairs to first floor with storage space under. Archway into living room. Wood flooring. Radiator. Ceiling light point.

Living Room - 3.99m x 3.43m (13'1" x 11'3")

Wood flooring. Radiator. Double glazed window to the front aspect. TV Point. Brick fireplace with display shelving. Coved ceiling and light point.

Rear Lobby - 2.41m x 0.79m (7'11" x 2'7")

Two storage cupboards Tiled floor. Ceiling light point. Upvc double glazed door to the rear garden. Door to WC.

WC - 2.49m x 0.76m (8'2" x 2'6")

Double glazed window to the rear aspect. Low level WC. Pedestal wash basin with mixer tap. Tiled floor. Extractor fan. Wall cupboard. Space and plumbing for automatic washing machine.

Kitchen/Diner - 4.04m x 3.35m (13'3" x 11'0")

Units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Tiled floor. Radiator. Double glazed window to the rear aspect. Tiled splash areas. Integrated Indesit double oven. Hotpoint 4-burner gas hob with extractor over. Space and plumbing for automatic dishwasher. Space for tall standing fridge freezer. Coved ceiling with light point.

Landing

Storage cupboard with shelving. Access to loft space. Coved ceiling with light point.

Bedroom 1 - 3.38m x 3.07m (11'1" x 10'1")

Double glazed window to the rear aspect. Radiator. Wood flooring. Wardrobe with sliding mirror fronted doors. Cupboard to corner housing Ideal gas fired boiler serving central heating and hot water. Coved ceiling with light point.

Bedroom 2 - 3.45m x 3.1m (11'4" x 10'2")

Double glazed window to the front aspect. Radiator. Hard flooring. Coved ceiling with light point.

Bedroom 3 - 2.62m x 2.57m (8'7" x 8'5")

Double glazed window to the front aspect. Hard flooring. Radiator. Bulkhead with shelving over. Coved ceiling with light point.

Shower Room - 1.88m x 1.7m (6'2" x 5'7")

Double glazed window to the rear aspect. Shower cubicle. Low level WC. Wash basin with mixer tap. Heated towel rail. Coved ceiling with light point.

Outside

The front garden is hard landscaped behind a low brick wall with shrub beds to side. The rear garden is fully paved with a brick-built storage shed, outside tap and personal gate to rear passageway.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is B.

The property is Freehold with title CB48030

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 15 mbps, Superfast 238mbps & Ultrafast 1800mbps

Solar panels on roof are 40kv.

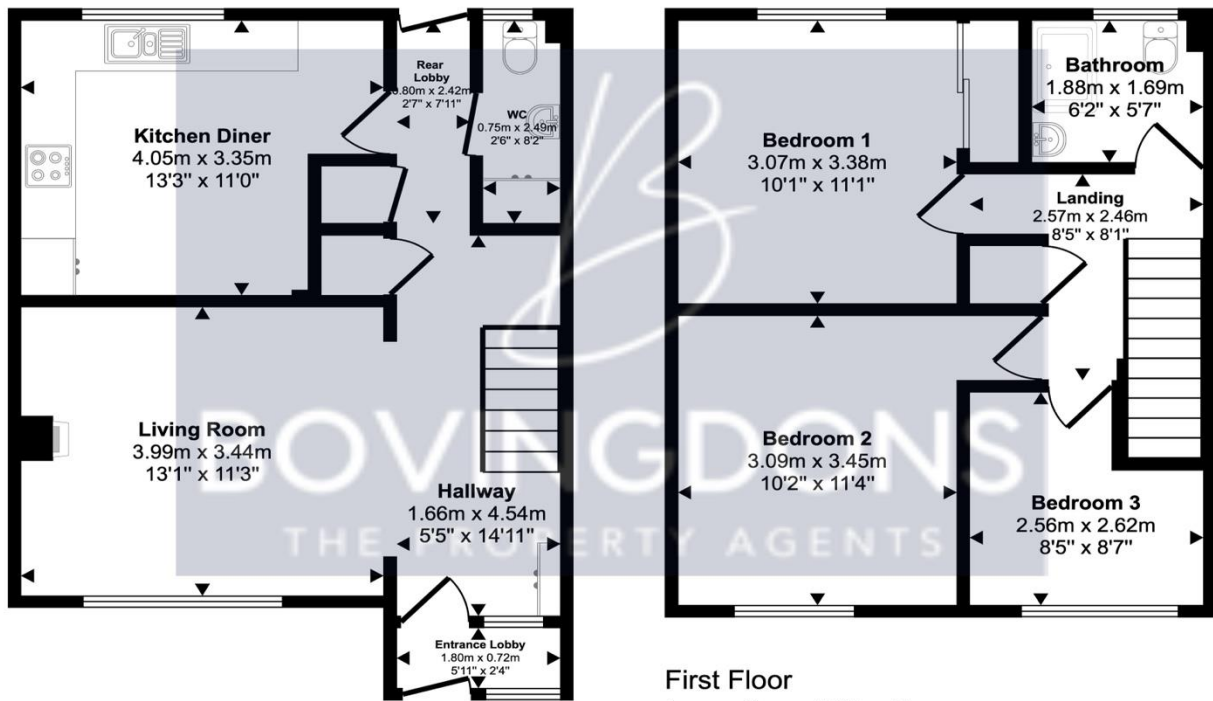
No Onward Chain





Floor Plan

Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 43 sq m / 463 sq ft

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

EPC

COMMISSIONED

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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