



11 Covell Corner The Shade, Soham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£245,000

# 11 Covell Corner The Shade

Soham, Ely

A spacious semi detached property forming part of a small development close to The Shade Primary School. Comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms and bathroom whilst outside there is an enclosed rear garden and two parking spaces. This is an ideal first time purchase and viewing is highly recommended. No upward chain.

- Modern Semi Detached House
- 3 Bedrooms
- Kitchen/Dining Room & Separate Lounge
- Enclosed Rear Garden
- Two Allocated Parking Spaces And Visitor Parking
- Gas Central Heating/Underfloor Heating To Ground Floor
- Close To Primary School
- Freehold/Council Tax B/EPC B



### Entrance Hall

With door to front, stairs to first floor, underfloor heating.

### Cloakroom

With low level WC, wash basin, underfloor heating.

### Lounge

With large double glazed window to front, television point, underfloor heating.

### Kitchen/Dining Room

With large double glazed window and doors to rear garden, fitted with a range of high gloss wall and base units, drawers and matching worksurfaces, stainless steel sink unit and drainer, built in electric oven, gas hob and extractor hood, plumbing for dishwasher and washing machine, space for fridge/freezer, double storage cupboard, cupboard housing the gas boiler, underfloor heating.

### First Floor Landing

With access to loft, cupboard housing the hot water cylinder.

### Bedroom 1

With large double glazed window to front, radiator.

### Bedroom 2

With large double glazed window to rear, radiator.

### Bedroom 3

With double glazed window to front, radiator.

### Bathroom

With low level WC, wash basin, bath with shower above, double glazed window to rear, heated towel rail.

### Outside

To the rear there is an enclosed garden which is mainly laid to lawn together with a patio and gate to the parking area.

To the rear of the property is a shared parking area with number 11 having two allocated parking spaces whilst there are also dedicated visitors parking spaces.



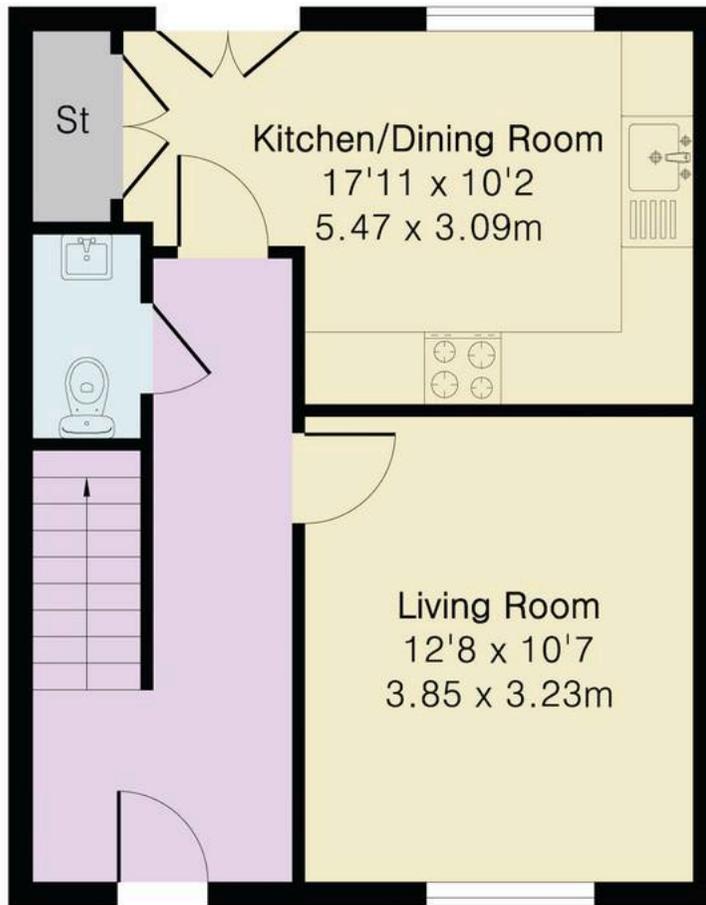




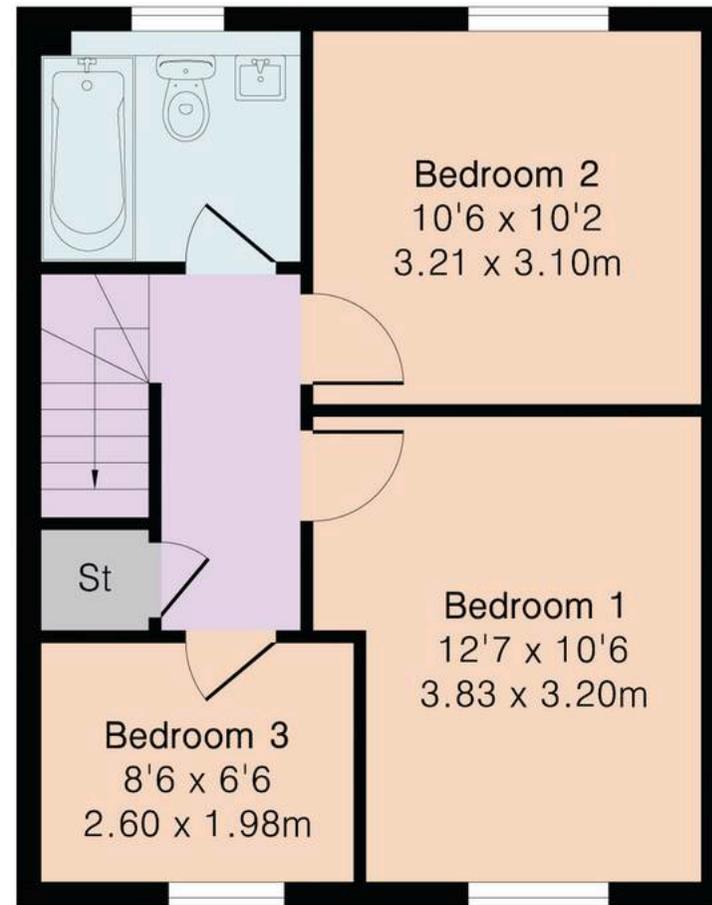
**Approximate Gross Internal Area 832 sq ft - 78 sq m**

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 416 sq ft – 39 sq m



Ground Floor



First Floor



## Richard Booth Estate Agents

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