

Thorn Close, Soham, CB7 5EH

CHEFFINS

CHEFFINS

Thorn Close

Soham,
CB7 5EH

3 2 2

Guide Price £325,000

- No Onwards Chain
- Detached Bungalow
- 3 Bedrooms
- 2 Bathrooms
- Conservatory
- Driveway & Garage
- Freehold / Council Tax Band D / EPC Rating D



** No Onward Chain **

Cheffins are pleased to market this detached 3 bedroom bungalow situated in a cul-de-sac location in the popular village of Soham.

The property offers a kitchen, dining room, living room, conservatory, together with 3 bedrooms and 2 bathrooms. Outside, to the front is a driveway providing ample parking leading to a single garage whilst the rear offers a mainly laid to lawn garden with patio section, 2 sheds, greenhouse and sun room.

To appreciate all what's on offer, an early viewing is highly recommended.















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 railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

KITCHEN
With door to front. Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, four-ringed Siemens induction hob, oven and grill, additional storage cupboard, boiler, storage cupboard housing the pressurised hot water tank, window to side.

DINING ROOM
With window to rear, 2 radiators.

CONSERVATORY
With French doors providing access to the garden.

LIVING ROOM
With feature fireplace, window to side, radiator, serving hatch.

INNER LOBBY
With radiator, loft hatch.

BEDROOM 1
With window to front and side , radiator.

BEDROOM 2
With window to front, radiator.

BEDROOM 3
With window to side, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, panelled bath, radiator, window to side.

SHOWER ROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, radiator, window to side.

OUTSIDE
The front offers a block paved and gravelled driveway providing ample parking leading to a single garage with up and over door, electrics connected and door to the mainly laid to lawn rear garden with variety of trees and hedging, patio section, 2 timber framed sheds, greenhouse and sun room.

AGENTS NOTE
Please note that the property previously had spray foam insulation however this has been removed.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



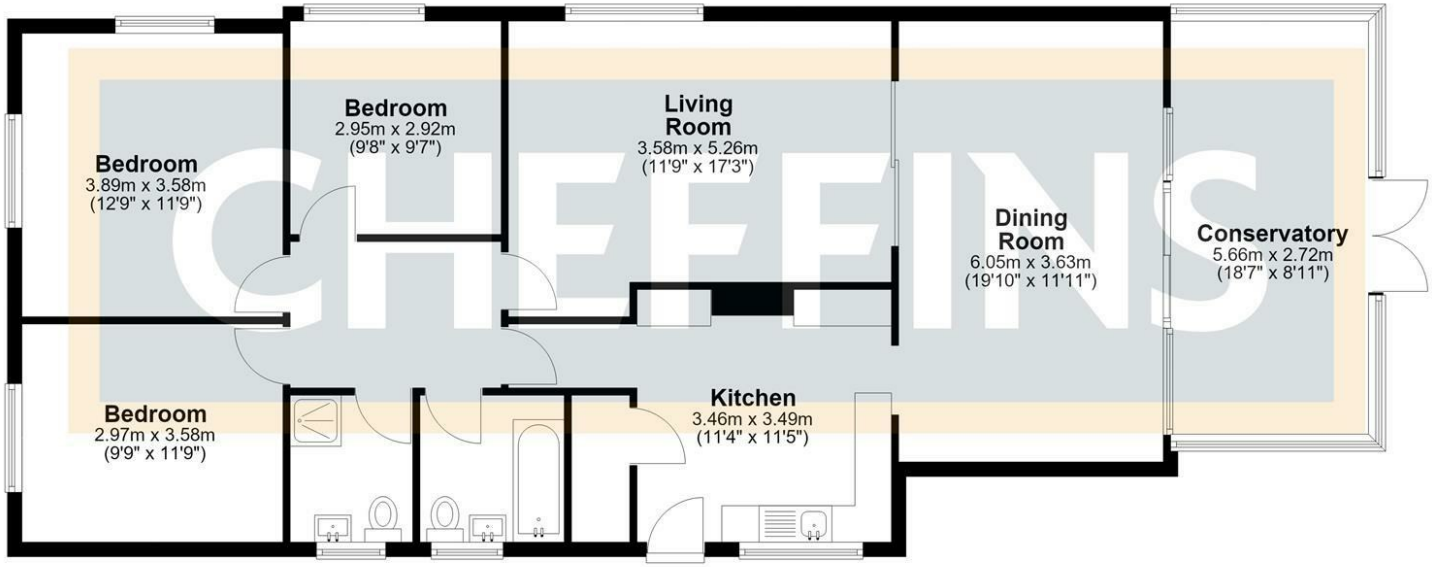


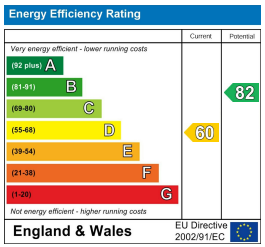




Ground Floor

Approx. 123.2 sq. metres (1326.4 sq. feet)





Guide Price £325,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 123.2 sq. metres (1326.4 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

25 Market Place. Ely. CB7 4NP I 01353 654900 I cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.