



3 Hawker Drive, Soham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

Offers In Excess Of £284,000

## 3 Hawker Drive

Soham, Ely

A modern 3 bedroomed semi detached house situated on an excellent corner plot with larger than average garden. Comprises entrance hall, cloakroom, open plan kitchen/dining/living area, three bedrooms and bathroom. Outside there is the garden together with two parking spaces.

The property is located within a popular development and viewing is recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Semi Detached House
- Attractive Open Plan Kitchen/Dining/Living Area
- 3 Bedrooms
- Excellent Corner Plot With Larger Than Average Garden
- Two Parking Spaces
- Gas Central Heating
- Viewing Recommended



### Entrance Hall

With door to front, stairs to first floor, radiator.

### Cloakroom

With low level WC, wash basin, double glazed window to side, radiator.

### Kitchen/Dining/Living

A spacious open plan living arrangement with the kitchen comprising, sink unit and drainer, a range of wall and base level storage units and drawers with matching worksurfaces, built in electric oven, gas hob and extractor hood, dishwasher, cupboard housing the gas fired boiler, plumbing for washing machine. The lounge/dining area has a double glazed window and door to the rear garden, understairs cupboard and two radiators.

### Landing

With radiator and airing cupboard with radiator.

### Bedroom 1

With double glazed window to rear, built in double wardrobe, radiator.

### Bedroom 2

With double glazed window to front, built in wardrobe, access to loft, radiator.

### Bedroom 3

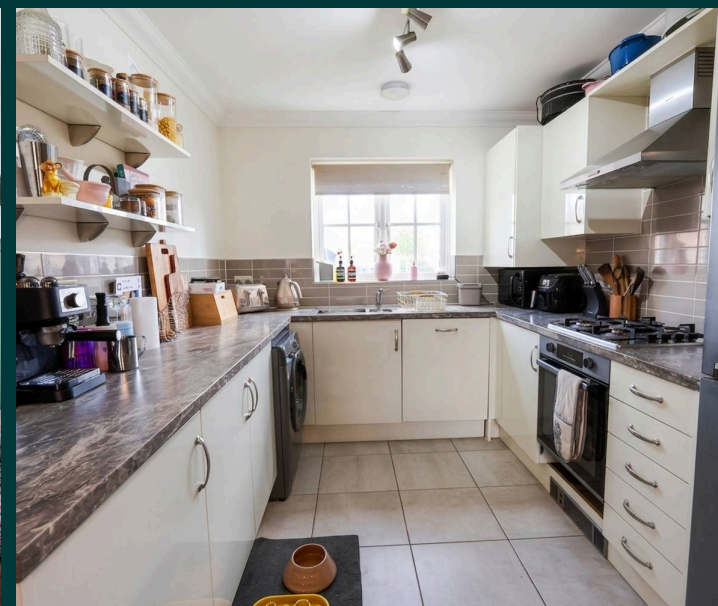
With double glazed window to rear, radiator.

### Bathroom

With double glazed window to front, low level WC, wash basin, bath with shower above, radiator.

### Agents Note

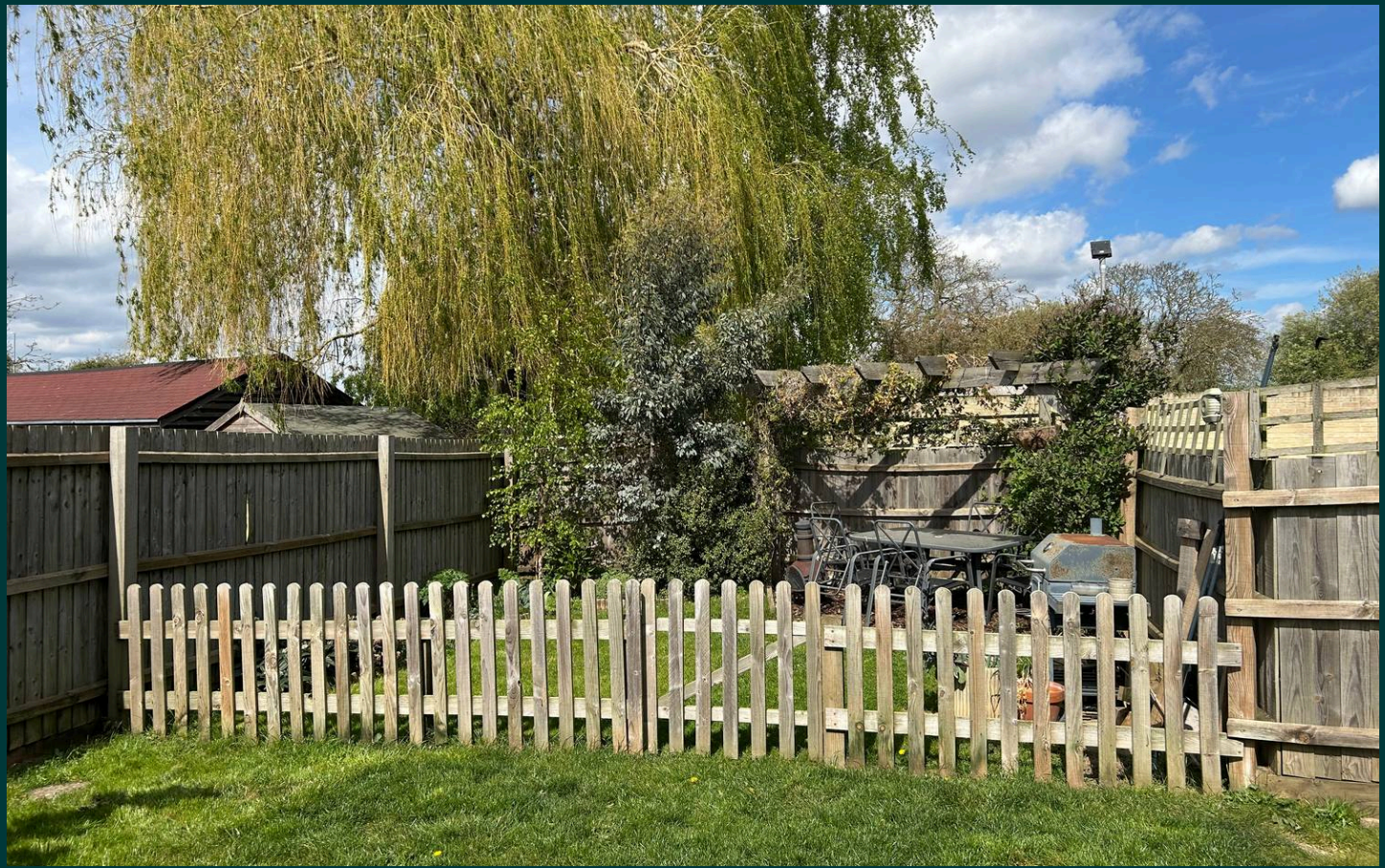
There is an estate management fee which we are advised is currently in the region of £250 per annum.



## Outside

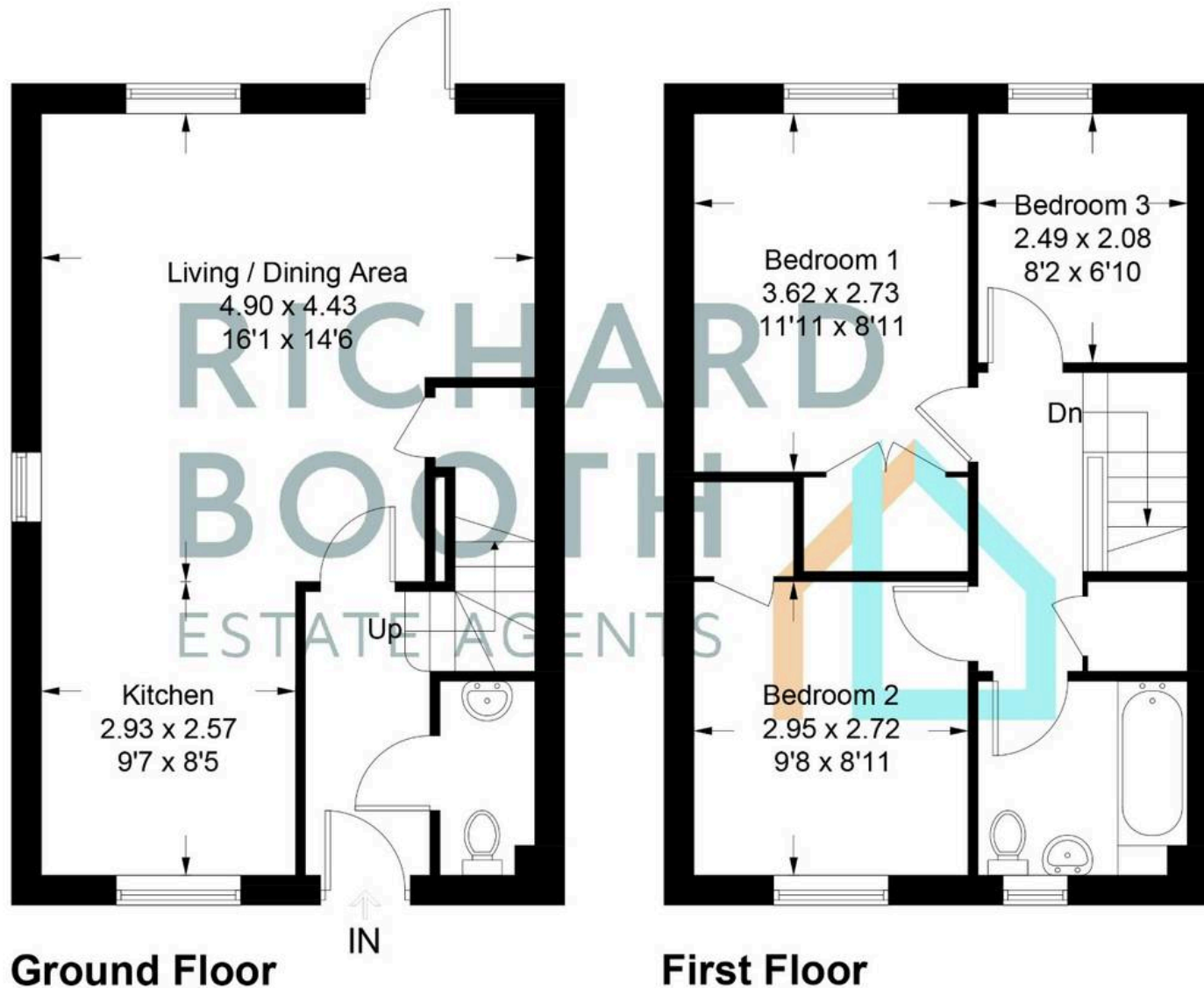
The property is situated within a corner plot with front, side and rear gardens. There is an excellent 'L' shaped rear garden which is mainly laid to lawn together with a garden shed.

To the side of the house is a spacious parking area with there being two parking spaces on the driveway.





Approximate Gross Internal Area  
Ground Floor = 36.55 sq m / 393 sq ft  
First Floor = 36.55 sq m / 393 sq ft  
Total = 73.10 sq m / 786 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1296147)



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