



**Foxwood South, Soham, Ely, Cambridgeshire CB7 5YP**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Foxwood South, Soham, Ely, Cambridgeshire, CB7 5YP

A modern semi-detached bungalow, built approximately 12 years ago, and situated within a pleasant cul-de-sac location. Accommodation comprising entrance hallway, kitchen/ breakfast room, lounge/diner, two double bedrooms and bathroom. The property also benefits from an attractive garden and a garage.

- Semi-Detached Property
- Cul-De-Sac Location
- Entrance Hall
- Kitchen/Breakfast Room
- Lounge/Diner
- Two Bedrooms
- Family Bathroom
- Enclosed Gardens
- Single Garage and Off Road Parking

**Guide Price: £275,000**



**SOHAM** is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

**ENTRANCE HALL** With door to front aspect and radiator.

**KITCHEN/BREAKFAST ROOM** Fitted with a range of matching units, including wall mounted units, base unit and drawers. Inset sink unit and drainer, fitted electric oven and hob, integrated fridge freezer and plumbing for utilities. Double glazed window to front aspect, door leading to side passageway with access to front and rear gardens.

**BEDROOM ONE** With double glazed window to front aspect and radiator.

**BEDROOM TWO** With double glazed window to rear aspect and radiator.

**BATHROOM** With double sized walk-in shower cubicle, low-level WC and pedestal wash hand basin. Radiator and double glazed window to rear aspect.

**LOUNGE** With radiator and French doors opening to rear garden.

**EXTERIOR** To the rear of the property you will find a lovely maintained fully enclosed garden with a variety of plants and shrubs, low maintenance with patio and gravel boards, side passageway and single garage for off-road vehicle parking.

**Tenure** The property is Freehold

**Council Tax** Band B

**EPC** TBC

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7482



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

Floorplans to follow: