



12 Redshank Close

Soham, Ely, Cambs, CB7 5FG

Guide Price £285,000



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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 3/4-bedroom terraced townhouse is located at the end of a cul-de-sac with off road parking for 2 vehicles. The property further benefits from gas central heating, double glazing, WC/Shower room, ensuite, first floor living room, separate dining room/bed 4 and a utility room.

Hallway

Stairs to first floor. Radiator. Coved ceiling with two light points. Mains wired fire alarm. Fuse box. Understairs storage.

WC/Shower - 2.72m x 0.79m (8'11" x 2'7")
Shower cubicle. Low level WC. Wash basin with mixer tap. Radiator. Tiled splash areas. Extractor. Shaver socket.

Dining/Bedroom - 4.72m x 2.24m (15'6" x 7'4")

Double glazed window to the front aspect. Radiator. Coved ceiling with spotlights.

Bedroom 3 - 2.74m x 2.34m (9'0" x 7'8")
Double glazed window to the rear aspect. Radiator. Ceiling light point.

Utility - 1.85m x 1.63m (6'1" x 5'4")
Work surface with stainless steel sink. Spaces and plumbing for automatic washing machine and cupboards under. Central heating programmer. Potterton gas fired boiler serving central heating and hot water. Extractor fan. Ceiling light point. Radiator. Door to rear garden.

Landing

Radiator. Double glazed window to the front aspect. Mains wired fire alarm. Ceiling light point.

Living Room - 4.29m x 3.94m (14'1" x 12'11")
Double glazed window to the rear aspect. Two radiators. Coved ceiling with two light points. Central heating thermostat. TV Point.

Kitchen - 3.58m x 2.39m (11'9" x 7'10")

Range of units at base and wall level with roll-top work surfaces over. Stainless steel one and a half bowl sink with mixer tap. Tiled floor and splash areas. Space and plumbing for automatic dishwasher. Built-in single oven with 4 ring gas hob and a stainless-steel extractor over. Openreach point. Extractor fan. Space for upright fridge/freezer

Landing 2

Access to loft space. Ceiling light point.

Bedroom 1 - 4.29m x 2.62m (14'1" x 8'7")

Double glazed window to the rear aspect. Radiator. Built-in double wardrobe with sliding doors. Coved ceiling with light point. Door to:

Ensuite - 1.57m x 1.47m (5'2" x 4'10")

Double glazed window to the rear aspect Low level WC. Wash basin in vanity unit with mixer tap. Tiled splash areas. Shaver socket. Heated towel rail. Shower cubicle. Extractor fan. Ceiling light point.

**Bedroom 2** - 3.3m x 3.25m (10'10" x 10'8")

Double glazed window to the front aspect. Storage cupboard. Radiator. Ceiling light point.

Bathroom - 2.03m x 1.57m (6'8" x 5'2")

Panelled bath with mixer tap and shower attachment. Tiled splash areas. Low level WC. Wash basin in vanity unit with mixer tap. Shaver socket. Heated towel rail. Extractor fan. Ceiling light point.

Outside

The frontage has parking for two vehicles. gas and electric meter cupboards and two wall light points by the entrance door. The rear garden is laid mainly to lawn with patio and path to gate to the rear. Timber garden shed and fencing. Outside water tap.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is C

The property is Freehold with registered title CB332808

All main's services are connected.

Flood risk is very low.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

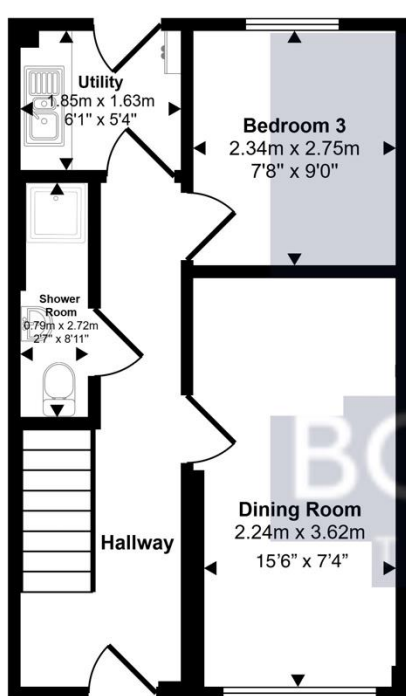
Estimated Broadband speeds are Standard 8mbps, Superfast 136mbps and Ultrafast 1800mbps.





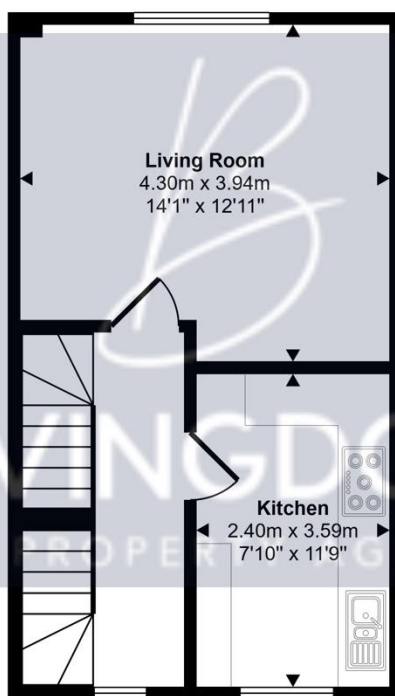
Floor Plan

Approx Gross Internal Area
102 sq m / 1097 sq ft



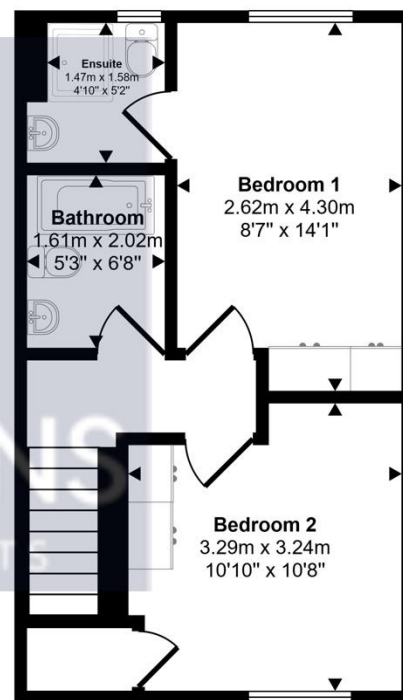
Ground Floor

Approx 34 sq m / 361 sq ft



First Floor

Approx 34 sq m / 364 sq ft



Second Floor

Approx 35 sq m / 373 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.

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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		