

The Causeway, Soham, CB7 5BB

CHEFFINS

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Guide Price £250,000

- 3 Bedroom Terraced Home
- Quiet Location Within Easy Reach of Facilities & Schools
- 3 Bedrooms
- Brick Workshop with Potential For Conversion to Office
- Freehold / Council Tax B / EPC D



A three-bedroom terraced home situated in a quiet location within the popular town of Soham.

This family home is conveniently located within walking distance of the town centre and both primary and secondary schools. It has accommodation that includes a lounge/dining room, kitchen, three bedrooms, and a bathroom. It is equipped with gas central heating, double-glazed windows, and boasts ample storage space throughout.

Externally, the property features an enclosed rear garden and a predominantly paved, low-maintenance front garden. Additionally, there is a brick-built outbuilding presently utilised as a workshop, offering the potential for conversion into office space.

Viewing of this property 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

ENTRANCE HALLWAY
With door to front, storage cupboard.

LIVING ROOM
With window to front aspect, radiator, open plan space leading to..

DINING AREA
With window to rear, radiator, double doors leading into the kitchen.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, under counter lighting, tiled splash back, 1 1/4 sink unit and drainer, integrated fridge and integrated freezer, space for gas cooker with extractor hood over, plumbing for washing machine, wall mounted electric heater, under stairs storage space, window to rear and door providing access to the rear garden.

FIRST FLOOR LANDING
With access to loft, cupboard housing the gas combination boiler.

BEDROOM 1
With 2 double glazed windows to the front, radiator.

BEDROOM 2
With window to the front, radiator, storage cupboard above the stairs.

BEDROOM 3
With window to the rear, radiator.

BATHROOM
Fitted with a side panelled bath with shower over, separate shower cubicle and wash hand basin, heated towel rail, tiled walls and tiled flooring, extractor fan and window to the rear.

SEPARATE WC
With window to the rear, low level WC, heated towel rail and tiled floor.

OUTSIDE
To the front there is a south-easterly facing patio area for table and chairs and raised flower beds, workshop with window to front, electricity connected (currently being used as a workshop but could be converted to be a useful office space).

There is an enclosed rear garden which is mainly laid to lawn with storage shed.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.









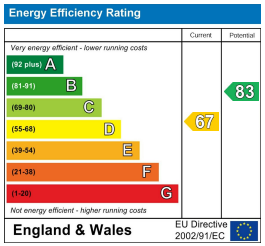


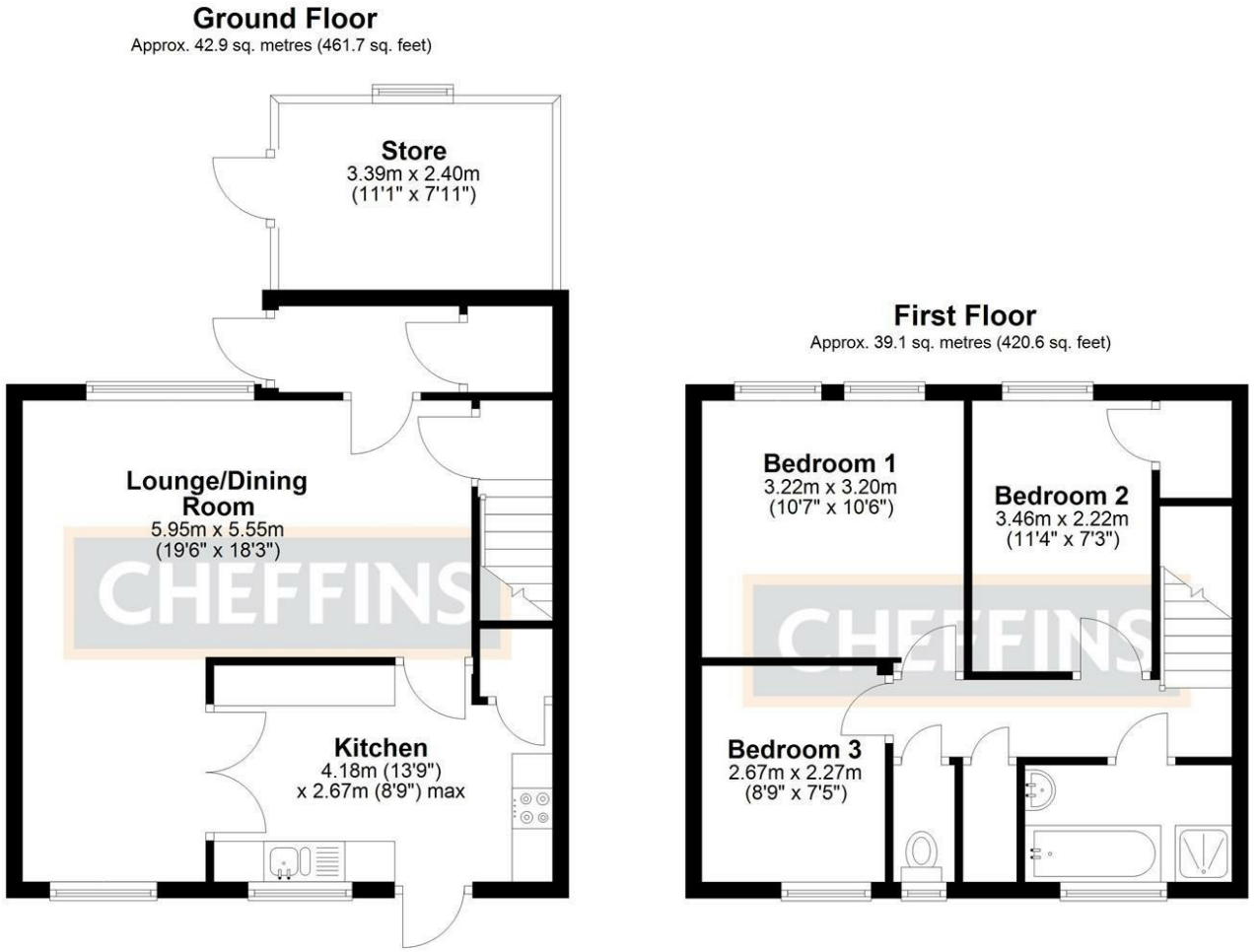












Total area: approx. 82.0 sq. metres (882.3 sq. feet)

Guide Price £250,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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.

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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.