



25 MILLCROFT SOHAM CB7 5AP

£325,000

TYLERS.NET

A smartly presented and improved three bedroom detached bungalow enjoying a most appealing setting in this much sought after town between Ely and Newmarket



Soham is a thriving town situated north east of Cambridge between Newmarket and Ely. Enjoying an excellent array of local facilities including Soham Village College and a host of amenities. Recently added is Soham Railway Station. There is a thriving community feel, and Soham offers excellent value for money.

- No Onward chain
- 2 Reception rooms
- Gas central heating
- Driveway parking
- Good size garden

No onward chain

Upon entry through the frosted double-glazed door is the main entrance hall with access to loft space, thermostat, radiator.

Living room- with gas fire with back boiler serving the heating and hot water systems, shelving, double glazed window to front, smoke alarm.

Kitchen/Breakfast room - with single drainer one and a quarter bowl stainless steel sink unit cupboard below, further wall floor and drawer units with working surfaces. Electric oven, electric hob, chimney cooker hood, double glazed window.

Dining room - with double glazed French doors to rear, radiator, door to Bedroom 1

Utility - with working surfaces, plumbing for washing machine, windows and door to garden.

Bedroom 1 - with double glazed windows to front elevation, television point, telephone point, radiator

Bedroom 2 - with double glazed windows to front elevation, two storage cupboards, radiator.

Bedroom 3 - With double glazed window to

rear elevation, 2 storage cupboards, radiator

Bathroom - with low level WC, pedestal wash basin, bath with electric shower over and screen, tiling to splashback areas, frosted double glazed window to rear elevation, extractor fan, radiator.

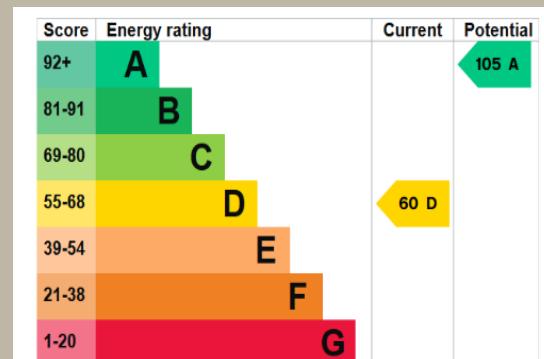
Outside - The front garden is devoted mainly to parking, there is gated access via the side of the property.

Rear garden- which extends to approximately 47 feet in width by approximately 45 feet in depth is laid mainly to lawn with trees shrubs and flowering borders,

Agents notes

Council tax band C

Tenure: Freehold



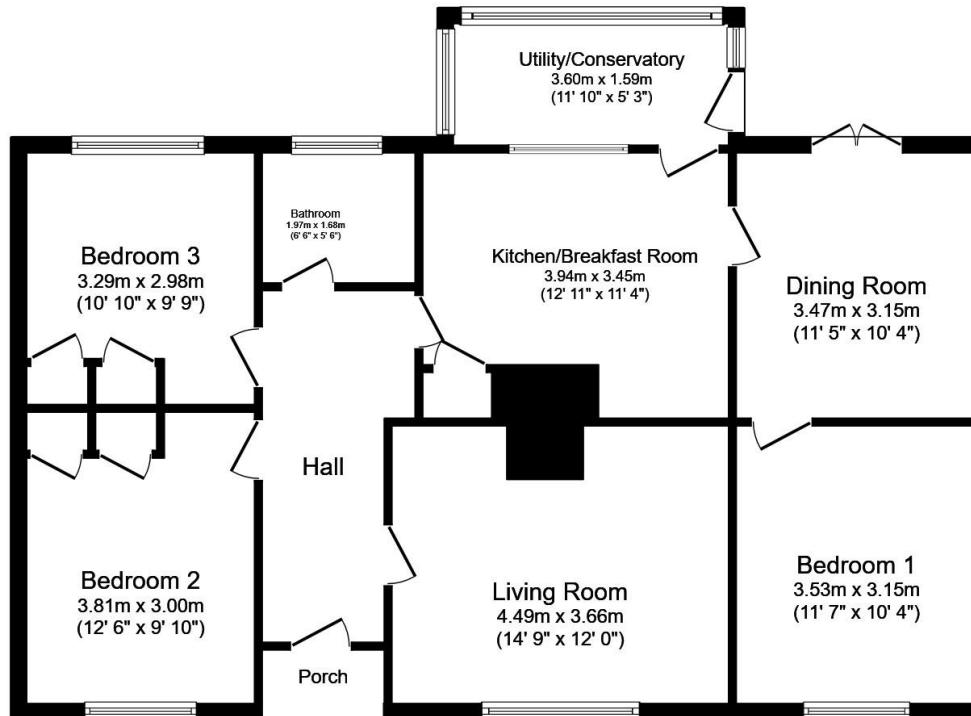
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01223 235111

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Willingham, Cambs CB24 5ES
01954 260952

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16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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Floor Plan

Total floor area 95.6 sq.m. (1,029 sq.ft.) approx

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