



82 Celandine View

Soham, Ely, Cambs, CB7 5DP

Guide Price £275,000



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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/A11.

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 highly-rated 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 A1.

Description

Three-bedroom semi detached house in a cul-de-sac location on this popular development built by well respected Hopkins Homes. The property has gas central heating, double glazing, allocated parking, cloakroom, ensuite and larger than average rear garden.

Hallway

Part Double glazed entrance door. Stairs to first floor. Coved ceiling with light. point. Understairs storage cupboard. Central heating thermostat. Doors to Kitchen, Living Room and WC.

WC - 1.7m x 0.84m (5'7" x 2'9")

Double glazed window to the side aspect. Radiator. Low level WC. Pedestal wash basin. Tiled splash areas. Extractor. Coved ceiling with light point

Living Room - 4.67m x 3.33m (15'4" x 10'11")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Double doors to:

Kitchen Diner - 5.38m x 2.62m (17'8" x 8'7")

Range of units at base and wall level with work surfaces over and a one and a half bowl stainless steel sink with mixer tap. Tiled flooring. Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Stainless steel integrated oven and grill with a 4-burner gas hob over and stainless-steel canopy extractor above. Tiled splash areas. Cupboard housing Ideal gas fired boiler serving central heating and hot water. Spaces and plumbing for automatic washing machine and dishwasher. Space for upright fridge/freezer. Coved ceiling with 2 light points. Extractor fan. Door to hallway.

Landing

Coved ceiling with light point. Radiator. Over stairs storage cupboard with hot water tank.

Bedroom 1 - 3.48m x 3.02m (11'5" x 9'11")
Double glazed window to the rear aspect.
Radiator. Coved ceiling with light point. Door to:

Ensuite - 2.18m x 1.3m (7'2" x 4'3")
Low level WC. Pedestal wash basin. Shower cubicle. Radiator. Tiled splash areas. Shaver socket. Coved ceiling with light point.

Bedroom 2 - 3.05m x 2.82m (10'0" x 9'3")
Double glazed window to the front aspect.
Radiator. Coved ceiling with light point.

Bedroom 3 - 2.64m x 2.08m (8'8" x 6'10")
Double glazed window to the rear aspect.
Radiator. Coved ceiling with light point.

Bathroom - 2.06m x 1.83m (6'9" x 6'0")
Panelled bath with mixer tap, shower attachment and screen. Low level WC. Pedestal wash basin. Tiled splash areas. Radiator. Shaver point. Double glazed window to the front aspect. Coved ceiling with ceiling light point and extractor fan.

Outside

The front garden has an area of lawn, gas meter cupboard, pedestrian access via side gate to the rear garden and raised flower beds. The larger than average rear garden is laid mainly to lawn with flower and shrub beds to the borders. Timber panelled fencing to boundaries. Patio. Electric meter cupboard. Further garden to the side.

Property Information.

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

The property is Freehold with registered title CB401333

All mains utility services are connected.

Flood risk is very low.

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

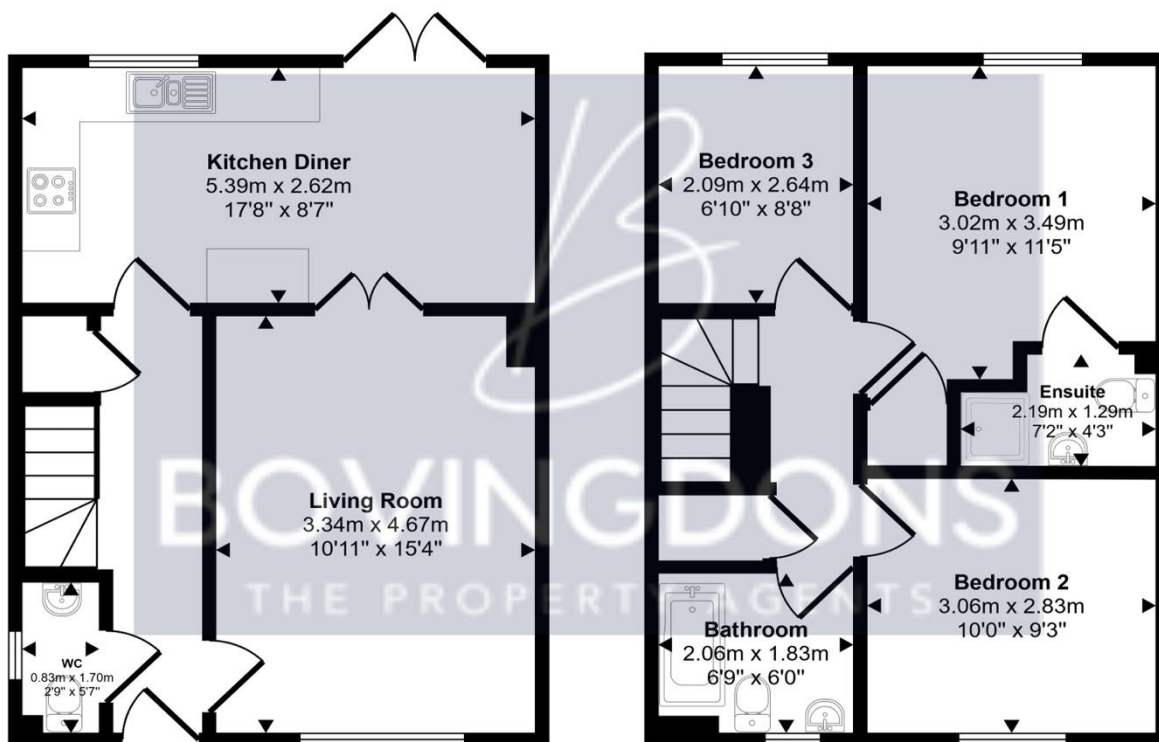
Estimated broadband speeds are Standard 25mbps, Superfast 80mbps & Ultrafast 1800mbps.

The property will be vacated at end of august.





Approx Gross Internal Area
80 sq m / 856 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft

First Floor
Approx 39 sq m / 424 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.

Energy Efficiency Graph

EPC

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Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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