



64 Paddock Street

Soham, Ely, Cambs, CB7 5JA

Guide Price £299,950



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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

Well-presented 3-bed detached bungalow, situated in a non-estate location, close to the High Street shops and local health centre. The property benefits from gas central heating, double glazing, driveway and carport, ensuite and a low maintenance rear garden. Offering No Onward Chain, early viewing is recommended.

Entrance Hall - 2.74m x 2.01m (9'0" x 6'7")

Part double glazed entrance door and side panel. Part double glazed door to the side and rear garden. Radiator. Central heating thermostat. Coved ceiling with light point. Cupboard housing Vaillant gas fired boiler serving central heating and hot water.

Lounge Diner - 6.53m x 4.78m (21'5" x 15'8")

The living area has a radiator, TV and Telephone points, coved ceiling with light point and double-glazed patio doors and side panels to the rear garden. The dining area has access to loft space, double glazed Velux skylight window, radiator, coved ceiling with light point and an opening to the kitchen.

Kitchen - 2.95m x 2.26m (9'8" x 7'5")

Double glazed window to the front aspect. Range of units at base and wall level with work surfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. Double glazed Velux skylight window. Siemens integrated electric oven with a 4-ring electric hob above and extractor fan over. Space and plumbing for an automatic washing machine. Space for upright fridge/freezer. Tiled splash areas. Coved ceiling with spotlights.

Bedroom 1 - 3.78m x 2.39m (12'5" x 7'10")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Over-bed cupboards and bedside cupboards built-in. Door to:

Ensuite - 1.85m x 1.14m (6'1" x 3'9")

Corner shower cubicle. Wall hung wash basin. Low level WC. Fully tiled walls and floor. Heated towel rail. Extractor fan. Spotlights.

Bedroom 2 - 3.78m x 2.26m (12'5" x 7'5")

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

Bed 3/Study - 3.15m x 1.78m (10'4" x 5'10")

Double glazed window to the side aspect.
Radiator. Coved ceiling with light point. Eye level cupboards.

Bathroom - 1.91m x 1.85m (6'3" x 6'1")

Panelled bath. Low level WC. Pedestal Wash Basin. Radiator. Extractor fan. Double glazed window to the rear aspect. Tiled splash areas. Coved ceiling with light point.

**Outside**

The bungalow is approached through timber gates and has a gravelled parking/turning area and a driveway to the side to a carport with gas & electric meter cupboards. The main entrance is to the side of the bungalow with outside tap and a gate leading to the rear garden. The rear garden is a low maintenance design with patio, gravelled area and low brick walling and has timber fencing and brick walling to the boundaries with a path leading to the rear entrance.

Property Information

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

The property is Freehold with registered title CB320609

Constructed in 2007.

Flood risk is very low

All main utility services are connected

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

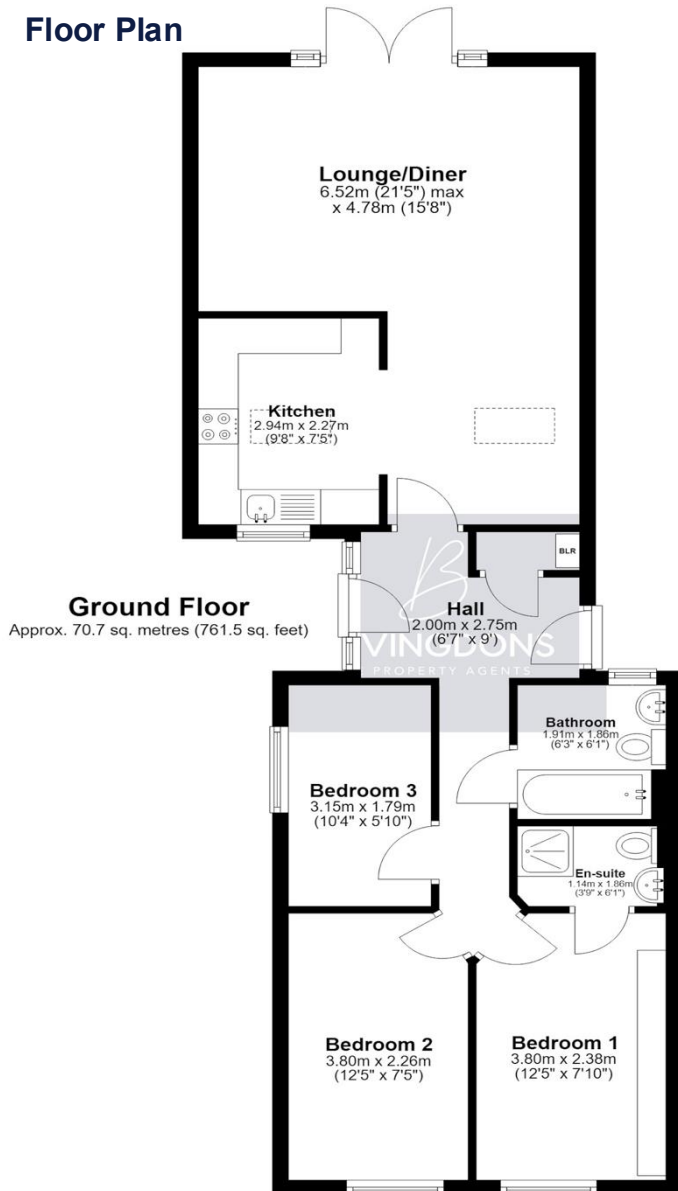
Estimated broadband speeds are Standard 18mbps, Superfast 80mbps & Ultrafast 1800mbps.

NO ONWARD CHAIN.





Floor Plan



Energy Efficiency Graph

EPC
COMMISSIONED

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.

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