



Bittern Grove, Soham, CB7 5FR

**CHEFFINS**

# Bittern Grove

Soham,  
CB7 5FR

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**Guide Price £240,000**

- No Forward Chain
- Well Presented 2 Bedroom Mid Terrace Home
- Deceptively Spacious
- 2 Off Road Parking Spaces
- Kitchen / Diner
- 2 Double Bedrooms
- Generous Rear Garden
- Freehold / Council Tax B / EPC C

Cheffins offer to the market this modern well presented 2 bedroom terraced home located in the popular town of Soham. This property is deceptively spacious and offers generous accommodation benefitting from an abundance of light from dual aspect rooms including the lounge which also provides access to the rear garden, a kitchen / diner, 2 double bedrooms, family bathroom and a ground floor cloakroom.

To the front there is a low maintenance front garden whilst the rear offers an unusually spacious garden for a modern home that also provides parking for two vehicles beyond.

This property further benefits from being offered for sale with no forward chain and is available to view by appointment only.





## 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, stairs leading to the first floor and storage cupboard.

**GROUND FLOOR CLOAKROOM**

Fitted with a two piece suite comprising of low level WC and wash hand basin, radiator.

**KITCHEN / DINER**

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, one and a half bowl stainless steel sink with mixer tap over, plumbing for a washing machine, space for tumble dryer, integrated double oven, 4 ring gas hob with extractor hood over, wall mounted boiler, radiator, dual aspect room with windows to front and rear.

**LOUNGE**

Dual aspect room with window to the front and doors to the rear providing access to the garden, radiator.

**FIRST FLOOR LANDING**

With window to the rear, radiator and loft access.

**BEDROOM 1**

With windows to front and rear, airing cupboard housing the hot water tank and radiator.

**BEDROOM 2**

Dual aspect room with window to front and rear, radiator.

**FAMILY BATHROOM**

Fitted with a three piece suite comprising low level WC, wash hand basin in vanity unit with mixer tap over and panelled bath with shower over and shower screen. Towel rail, extractor fan and window to the front.

**OUTSIDE**

The rear garden has been mainly laid to lawn with paved patio, timber shed and gated access at the rear leading to the parking area offering two off road parking spaces.

To the front there is a small low maintenance front garden with path leading to the front door.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.

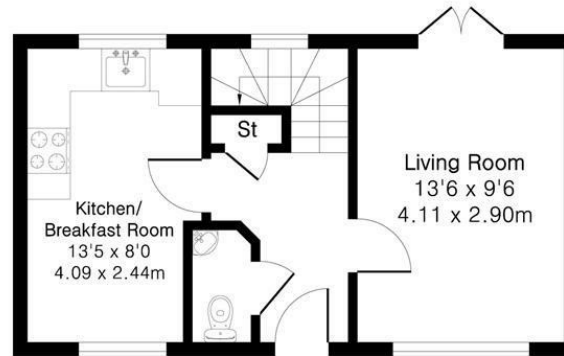




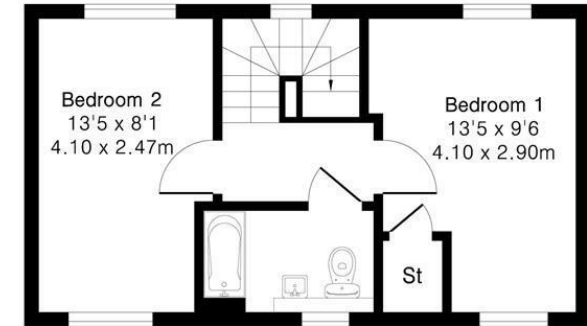
**Approximate Gross Internal Area 666 sq ft - 62 sq m**

Ground Floor Area 333 sq ft – 31 sq m

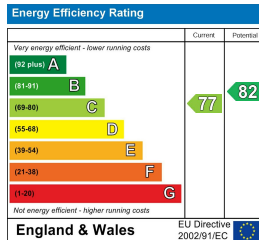
First Floor Area 333 sq ft – 31 sq m



Ground Floor



First Floor



Guide Price £240,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.