



Lines Close, Soham, CB7 5PY

CHEFFINS

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Soham,
CB7 5PY

- NO FORWARD CHAIN
- Integral Garage and Off Road Parking
- Ensuite To Bedroom 1
- Three Story Terraced Town House
- Enclosed Rear Garden
- Freehold / Council Tax C / EPC C
- 3 Good Sized Bedrooms

Cheffins offer to the market this deceptively spacious terraced town house located in the popular village of Soham.

The property comprises of Entrance Hall providing access to the Garage, Kitchen / Diner, ground floor Cloak Room. The first floor offers a Living Room and Bedroom whilst the second floor offers two further Bedrooms including the Main Bedroom with Ensuite facilities and a Family Bathroom.

To the front of the property there is off road parking for one car leading up to an integral Garage whilst the rear offers a court yard style Garden with gated access and a timber shed.

This property is further benefitted from being offered for sale with NO FORWARD CHAIN!

For further information or to arrange a viewing please contact us today.

 3  2  2

Guide Price £300,000





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

Door to front, door in to Garage, radiator and stairs leading to first floor.

KITCHEN / DINING ROOM

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, double oven, 4 ring gas hob with extractor hood over, integral dishwasher, integral washing machine, radiator, integral fridge/freezer, boiler, doors to rear, window to rear.

CLOAKROOM

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

FIRST FLOOR LANDING

Two radiators, window to the front and airing cupboard housing the hot water tank.

FIRST FLOOR CLOAKROOM

Fitted with a two piece suite comprising low level WC, pedestal wash hand basin, radiator and an extractor fan.

LIVING ROOM

Two windows to the rear and two radiators.

BEDROOM 2

Window to the front and a radiator.

SECOND FLOOR

Radiator and loft access.

BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and a panelled bath with shower over and shower screen. Skylight to the rear and radiator.

BEDROOM 3

Two skylights to the rear and a radiator.

BEDROOM 1

Window to the front and radiator, door to..

ENSUITE

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle, radiator and an extractor fan.

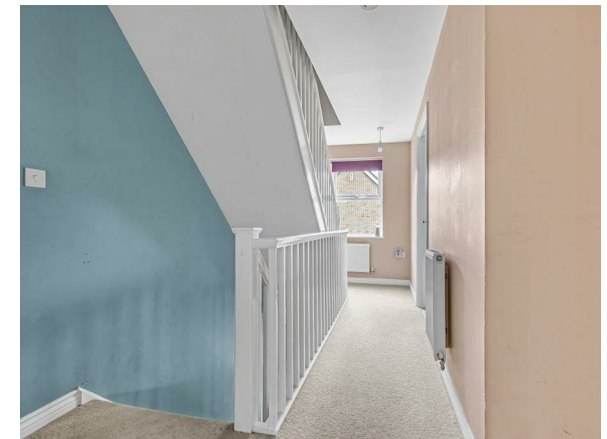
OUTSIDE

Paved courtyard style rear Garden with large shed, gated access at the rear.


Off road parking for one car leading up to the integral single garage with up and over door, power and light connected and fitted wall units/cupboards.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



Guide Price £300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 1130 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 258 sq ft – 24 sq m

First Floor Area 436 sq ft – 41 sq m

Second Floor Area 436 sq ft – 41 sq m

Garage Area 166 sq ft – 15 sq m



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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

