

Celandine View
Soham, CB7 5DP
£240,000

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Celandine View, Soham, CB7 5DP

An immaculate, two bedroom terraced starter home set within this modern and popular residential development set towards the outskirts of Soham Town Centre.

This stylish property offers bright and airy rooms comprising of an entrance hallway, cloakroom, fitted kitchen, living/dining room with French style patio doors to garden, two double bedrooms (master bedroom with superb fitted wardrobes) and a first floor bathroom.

Externally the property benefits from a generous sized rear garden with gated rear access leading to pedestrian access to allocated off road parking.

Complete with gas fired heating with independent ground and first floor controls, UPVC double glazing, intruder alarm system and wider access to a large boarded and shelved loft for plenty of storage.

Viewings are recommended.

EPC (B)







Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, wood effect flooring, built in understairs cupboard, radiator, access and door leading through to:

Lounge/Diner 14'8" x 10'1" (4.47m x 3.07m)

With window to the rear aspect, glazed door leading to the rear garden, wood effect flooring, ample room for dining table and chairs, two TV aerial connection points allowing versatile layout, dimmable lighting, radiator.

Kitchen 7'9" x 8'4" (2.36m x 2.54m)

Fitted with a range of eye level and base storage units with dark wood working top surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, Karndean wood effect flooring, cupboard housing gas fired boiler, TV aerial connection point, radiator, window to the front aspect.

Cloakroom 7'9" x 3'5" (2.36m x 1.04m)

Comprising low level WC and wash hand basin, high gloss sparkle tiled flooring, radiator, extractor.

First Floor Landing

With ladder access to loft space which is boarded with useful shelving, airing cupboard, access and door leading through to:

Master Bedroom 14'7" x 8'4" (4.45m x 2.54m)

With two windows to the front aspect, built in wardrobes, TV aerial connection point, dimmable lighting, thermostat control, wood effect flooring, radiator.

Bedroom 2 7'10" x 10'0" (2.39m x 3.05m)

With window to the rear aspect, radiator.

Bathroom 6'9" x 6'4" (2.06m x 1.93m)

With suite comprising panel bath with plumbed shower over and glass screen, low level WC, wash hand basin, part tiled walls, high gloss sparke tiled flooring, radiator, window with obscured glass to the rear aspect.

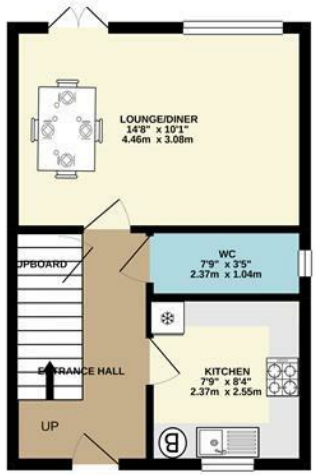
Outside - Front

Front garden laid to lawn with mature plants/shrubs, paved pathway leading to the front door.

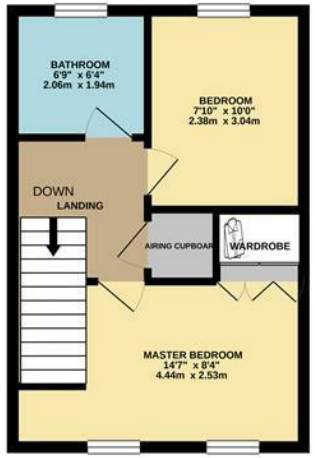
Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio area, paved pathway leading to gated rear access, timber built shed, outside tap, outside lighting.

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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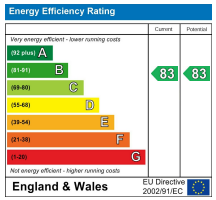

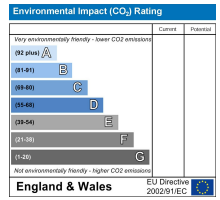

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