



Great Fen Road, Soham, CB7 5UH

**CHEFFINS**



## Great Fen Road

Soham,  
CB7 5UH

- Detached 2 Bedroom Bungalow
- Well Presented
- Gravel Drive & Tandem Garage
- Plot of Approx 0.6 of an Acre (STS)
- Scope for Extension (Subject to Planning)
- Freehold / Council Tax Band C / EPC Rating TBC

A well presented 2 bedroom detached bungalow situated on a plot of approximately 0.6 of an acre (sts) offering scope for further extension/improvement (subject to planning permission).

Viewing recommended.



## Asking Price £425,000







## 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 HALL

With door to front aspect, radiator, access to loft.

## LOUNGE

A triple aspect room with double glazed window to front either side, 2 radiators.

## BEDROOM 1

With double glazed window to front aspect, radiator.

## BEDROOM 2

With double glazed window to rear aspect, radiator.

## SHOWER ROOM

With shower cubicle with drench size shower head and shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window to rear aspect.

## OPEN PLAN KITCHEN / FAMILY ROOM

With single sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted double electric oven, microwave oven,

central island with 4-ring hob, integral fridge/freezer, double glazed window to side aspect, bi-folding doors to rear garden, double glazed window to side aspect, 2 radiators. Door to front aspect.

## REAR LOBBY / UTILITY ROOM

With single stainless steel sink unit and drainer, fitted with wall mounted units, plumbing for utilities, radiator, double glazed window, door leading to rear garden.

## CLOAKROOM

With low level WC.

## OUTSIDE

The property benefits from a superb plot of approximately 0.6 of an acre (sts) with spacious gravel driveway providing ample off road parking and tandem length garage. There are established lawns with borders and timber summerhouse. The plot offers significant scope for the extension of the existing property (subject to planning permission).

## AGENTS NOTE

The land registry shows that the land

and bungalow are held on 2 separate titles but the vendor advises that she has now had these merged into 1 title. Please confirm with your solicitor.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











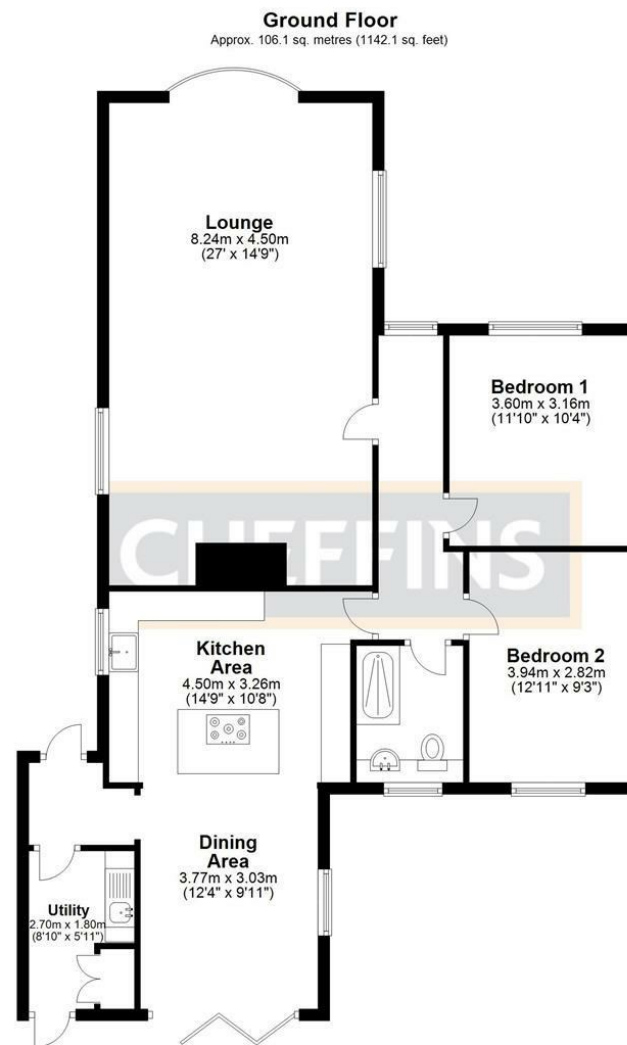
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	77
England & Wales		
EU Directive 2002/91/EC		

Asking Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Total area: approx. 106.1 sq. metres (1142.1 sq. feet)

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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.