



21 Celandine View

Soham, Ely, Cambs, CB7 5DP

Guide Price £325,000



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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-bedroom end terraced house with gas central heating, double glazing, single garage and parking, WC, Ensuite, kitchen with appliances and a Utility area and located on a popular residential development built by Hopkins Homes. Early viewing is recommended

Entrance Hall - 2.03m x 1.78m (6'8" x 5'10")

Part double glazed entrance door. Stairs to first floor. Central heating thermostat. Coved ceiling with light point. Radiator.

WC - 1.5m x 1.02m (4'11" x 3'4")

Low level WC. Pedestal wash basin. Coved ceiling with light point. Extractor. Radiator.

Living Room - 5.54m x 3.3m (18'2" x 10'10")

Dual aspect double glazed windows to the front and side. Two radiators. TV point. Coved ceiling with two pendant light points.

Kitchen/Diner - 5.56m x 2.95m (18'3" x 9'8")

Double glazed windows to the front aspect and rear garden and double-glazed patio doors to the rear garden. Range of units at base and wall level with work surfaces over and incorporating a one and half bowl stainless steel sink with mixer tap. Radiator. TV Point. Coved ceiling with two ceiling light points. Cupboard housing Ideal Logic Gas fired boiler serving central heating and hot water. Tiled splash areas. Integrated Hotpoint dishwasher. Integrated double oven with a 4-burner gas hob over and stainless-steel extractor over.

Utility Area - 2.08m x 1.93m (6'10" x 6'4")

Work surface with cupboards under and space and plumbing for automatic washing machine. Coved ceiling with ceiling light point. Understairs storage cupboard.

Landing

Coved ceiling with light point. Cupboard housing hot water tank. Radiator. Further cupboard with shelving.

Bedroom 1 - 3.38m x 3.38m (11'1" x 11'1")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in single wardrobe. Door to:

Ensuite - 2.01m x 1.63m (6'7" x 5'4")

Double glazed window to the front aspect. Radiator. Shower cubicle. Low level WC. Pedestal wash basin. Coved ceiling with light point. Extractor fan. Shaver socket.

Bedroom 2 - 3.35m x 3.02m (11'0" x 9'11")

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

Bedroom 3 - 3.05m x 2.11m (10'0" x 6'11")

Double glazed window to the side aspect. Coved ceiling with light point. TV point. Radiator. Access to loft space.

Bathroom - 2.06m x 1.88m (6'9" x 6'2")

Panelled bath with mixer tap and shower screen and shower attachment over. Extensive tiling. Low level WC. Pedestal wash basin. Radiator. Shaver socket. Extractor. Coved ceiling with light point. Double glazed window to the rear aspect.

Outside

The frontage has areas of shrub planting with a path to the entrance door. There is a driveway providing off road parking for two vehicles leading to a single garage with up and over door, power and light. A gate leads from the driveway into the rear garden which is enclosed with timber fencing and is laid mainly to lawn with raised flower/shrub beds, outside water tap and power points.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax band is C

The property is Freehold with Registered title CB387968

All main utility services are connected.

Flood risk is very low.

Restrictions apply but there are no Wayleaves or Easements.

Estimated broadband speeds are:

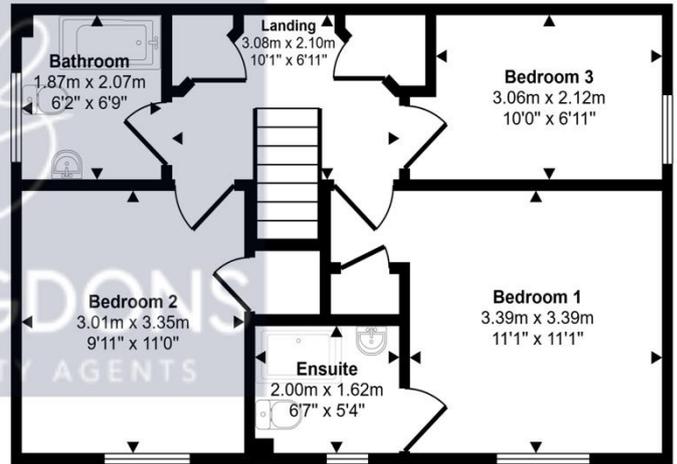
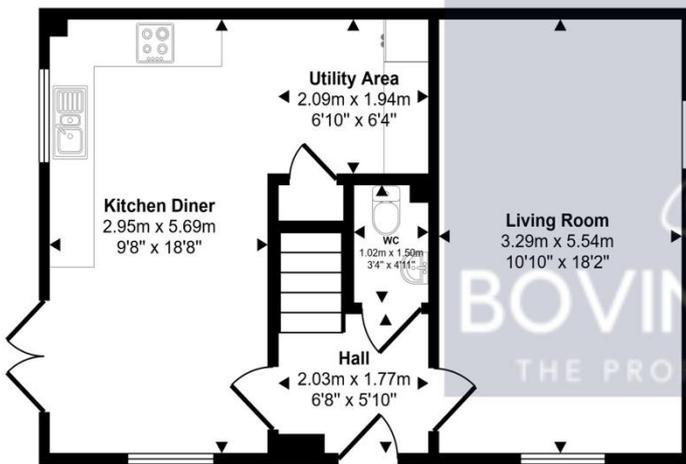
Standard 16mbps, Superfast 80mbps & Ultrafast 1800mbps





Floor Plan

Approx Gross Internal Area
97 sq m / 1044 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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