



**Market Street,
Soham, Cambridgeshire CB7 5JG
Guide Price £315,000**

MA
Morris Armitage

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Market Street, Soham, Cambridgeshire CB7 5JG

Centrally located within this popular market town, and set within striking distance of all local amenities, with easy access to Cambridge, Newmarket and A14. Also benefitting from easy access to the railway station.

Finished to the highest of standards and with great attention to detail throughout, the property offers sizeable accommodation with quality fixtures to all rooms. Comprising a living room, inner hall, kitchen/dining room, cloakroom, three generous size bedrooms (with En-suite to the master bedroom) and a four piece family bathroom.

Externally the property offers a fully enclosed rear garden and tandem length car port.

Outstanding brand new property and viewing is highly recommended.

Also benefiting from a 6 panel solar array.

NO CHAIN

EPC (B)

Accommodation Details

With front door leading through to:

Living Room

16'0" x 14'0"

With window to the front aspect, staircase rising to the first floor, radiator, door leading through to:

Inner Hall

With door leading to kitchen/diner, access and door leading through to:

Cloakroom

Comprising low level WC and wash hand basin, extractor.

Kitchen/Dining Room

14'11" x 10'9"

Fitted with a quality range of eye level and base storage units with working top surfaces over, integrated appliances, inset sink unit with mixer tap over, radiator, windows to the rear aspect, French style doors leading to the rear garden.

First Floor Landing

With access to loft space, airing cupboard, access and door leading through to:

Bedroom 1

14'11" x 11'1"

With two windows to the front aspect, radiator, access and door leading through to:

En-Suite

With suite comprising shower enclosure, wash hand basin and low level WC.

Bedroom 2

14'11" x 10'9"

With window to the side aspect, radiator.

Bedroom 3

12'9" x 9'3"

With window to the front aspect, radiator.

Bathroom

With suite comprising panel bath, shower enclosure, wash hand basin and low level WC, heated towel rail, Velux window to the rear aspect.

Outside

Complete with a fully enclosed rear garden laid partly to lawn with patio area, side access gate to:

Carport

30'6" x 9'10"

Shared integral carport.

Property Details

EPC - B

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 99 SQM

Parking - Driveway

Electric Supply - Mains & Solar Panels

Water Supply - Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

Broadband Type - Superfast available,

41Mbps download, 7Mbps upload

Mobile Signal/Coverage - Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

- None that the vendor is aware of

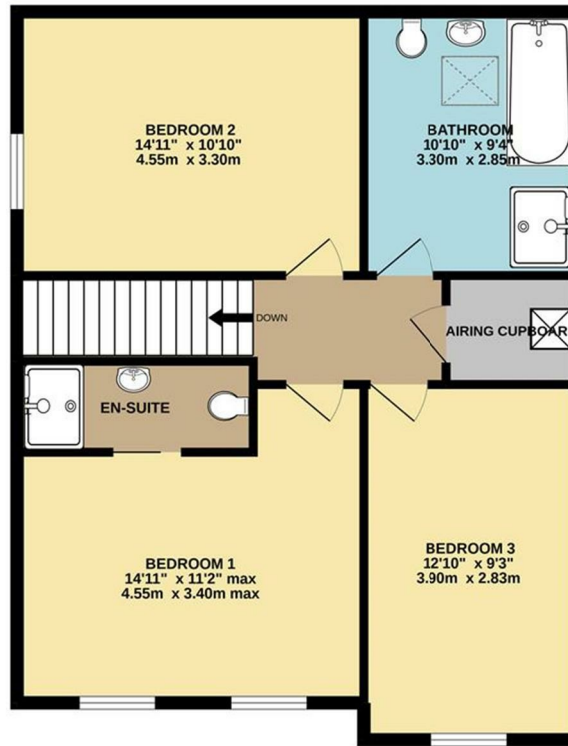
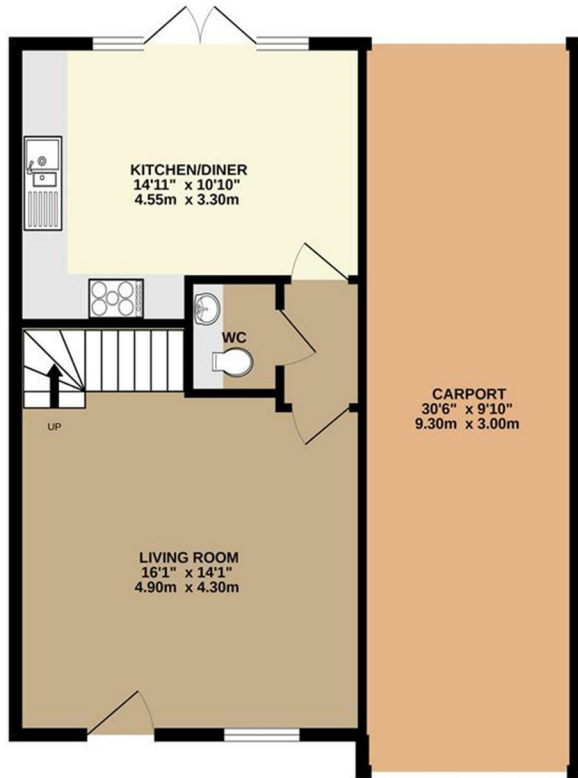
AGENTS NOTE

The property is currently tenanted and photo's are from before the tenancy commenced.



GROUND FLOOR

1ST FLOOR



- **Semi-Detached Home**
- **Brand New Construction**
- **Sizeable Rooms**
- **Kitchen/Dining Room**
- **3 Bedrooms/1 En-Suite**
- **Car Port**
- **Village Location**
- **Great Transport Links**



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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