

The Causeway, Soham, CB7 5BB

CHEFFINS

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Soham,
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Guide Price £225,000

- 3 Bedroom Semi-Detached House
- Cloakroom
- First Floor Bathroom
- Gas Fired Heating
- Gated Driveway
- Enclosed Rear Garden
- NO CHAIN



A 3 bedroom semi-detached property situated on a quiet cul-de-sac within a short walk to the village amenities and excellent schooling. Offered with NO CHAIN and benefiting from off-road parking to the front for multiple vehicles and an enclosed rear garden.









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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL
with entrance door, stairs leading to the first floor.

CLOAKROOM
with a low level WC, wash hand basin, window to the front aspect.

KITCHEN
with a range of wall and base units with worktop over, stainless steel sink, space and plumbing for washing machine, space for freestanding cooker and a fridge, window to the front aspect.

LIVING/DINING ROOM
An open plan space featuring a brick built sideboard and French doors leading out to the garden.

FIRST FLOOR

LANDING
with access to the loft space and an airing cupboard.

BEDROOM 1
A spacious double bedroom with fitted wardrobes with sliding mirror doors and a window to the rear aspect.

BEDROOM 2
A double bedroom with window to the front aspect.

BEDROOM 3
with a window to the front aspect.

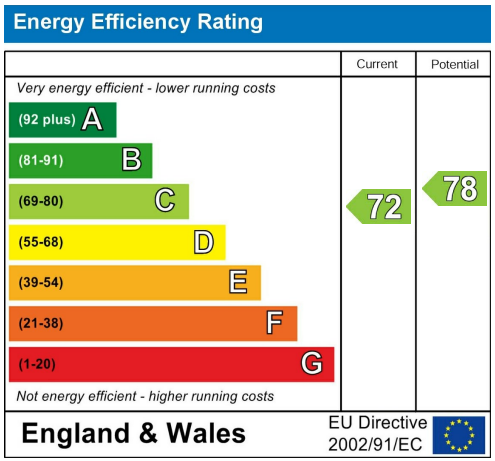
BATHROOM
with a panelled bath with shower over, pedestal sink unit, low level WC, part tiled walls, window to the side aspect.

OUTSIDE
To the front of the property enjoys a gated driveway providing off-road parking for several vehicles with a lawned area comprising a range of mature trees and shrubs.

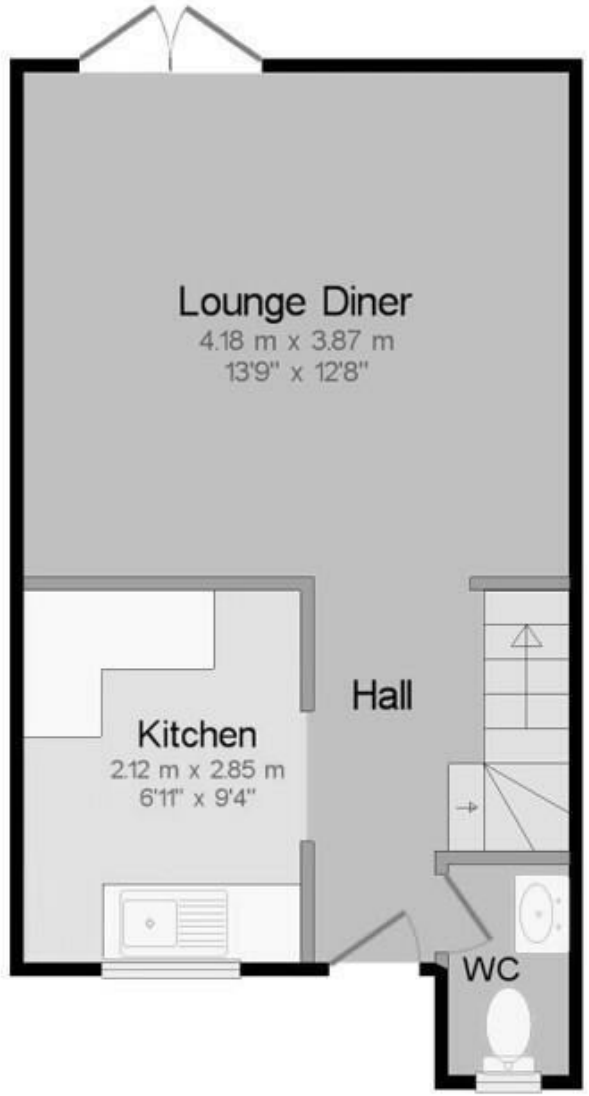
To the left hand side is a locked storage passage which leads to the rear garden, mainly laid to lawn with an 'al fresco' dining terrace and mature borders.

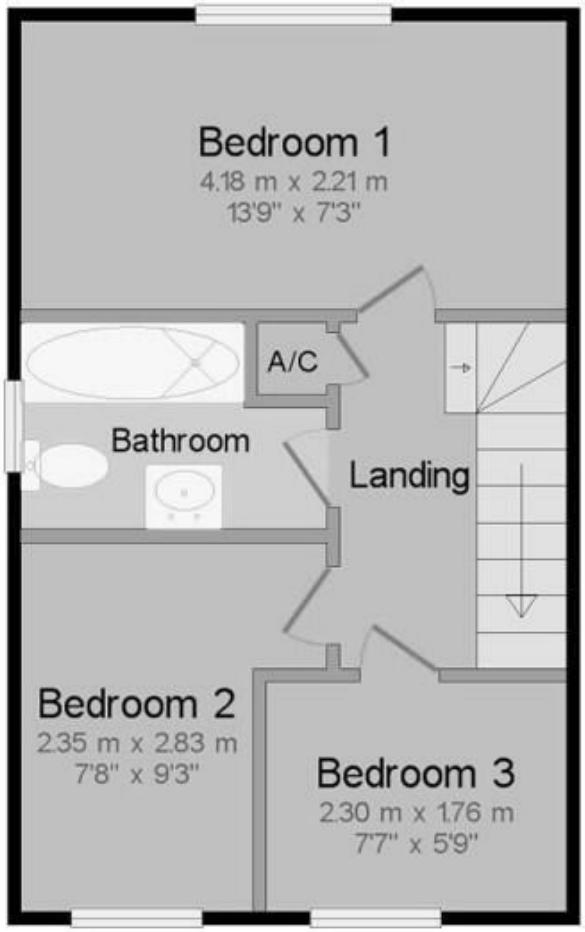
Sales Agents Notes
For more information on this property, please refer to the Material Information Brochure on our website.





Guide Price £225,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambridgeshire





Ground Floor 1st Floor

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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.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.