



Brook Street, Soham, CB7 5AE

CHEFFINS

Brook Street

Soham,
CB7 5AE



Offers In Excess Of £350,000

- Deceptively Spacious Detached Bungalow
- 3 Bedrooms
- Refitted Kitchen
- Off Road Parking & Over Sized Garden
- Rear Garden
- Well Presented
- Popular Town
- Freehold / Council Tax Band C / EPC Rating TBC

Cheffins are pleased to offer to the market this well presented detached bungalow located in the popular Town of Soham.

The property offers deceptive accommodation including entrance hall, refitted kitchen, 3 bedrooms (1 currently being used as a dining room), shower room, lounge at the rear providing access to and overlooking the rear garden.

Outside the property to the front is a driveway providing off road parking for 2/3 cars and leads up to an oversized garage/workshop, whilst the rear garden offers artificial grass, paved patio and split level flower beds to the rear

An early viewing is highly recommended.





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 side, window to side, boiler, plumbing for washing machine.

KITCHEN

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, space for double oven with extractor hood over, space for fridge freezer, integral dishwasher, plumbing for washing machine, window to side, door leading through to:

INNER HALLWAY

With radiator.

BEDROOM 1

With window to front, radiator, fireplace.

BEDROOM 2

With window to front, fitted wardrobes, radiator (to be fitted by vendors).

BEDROOM 3 / DINING ROOM

With window to rear, radiator.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle, heated towel rail, window to side, spotlights.

LOUNGE

With door to rear providing access into the garden, radiator.

OUTSIDE

The front of the property has a driveway to the side for 2/3 cars. There is a car port which leads up to an oversized garage with power and light connected, barn style doors, window to side and door to side.

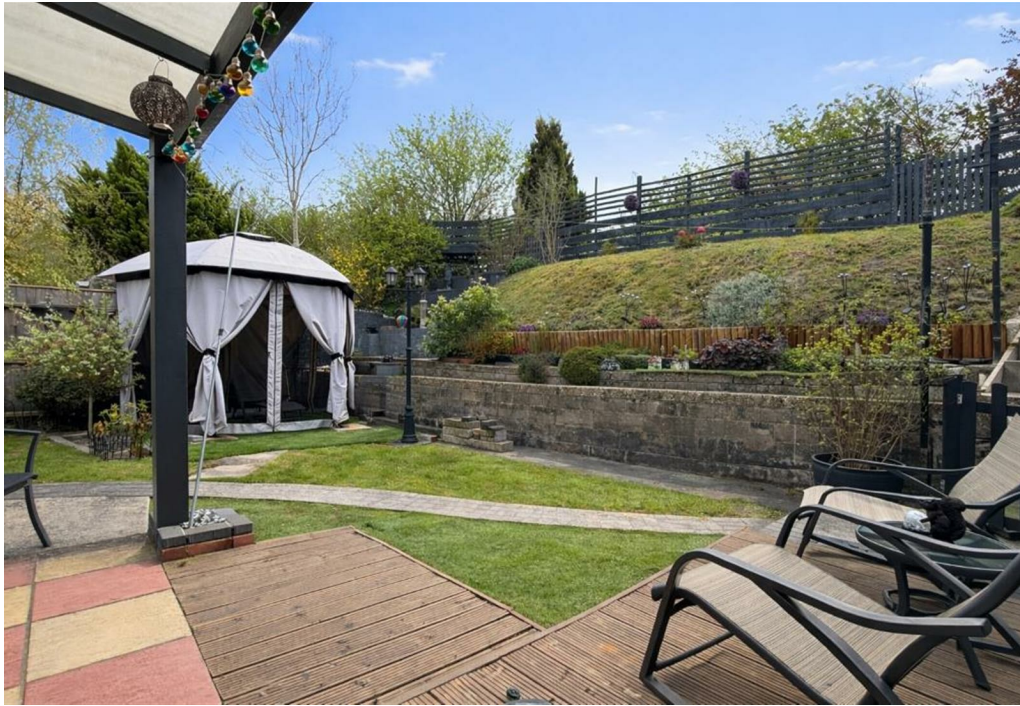
The rear garden is split level and mainly laid to artificial grass, seating area.

AGENTS NOTE

We are advised the property has suffered structural movement which has been rectified. Further details available on request.

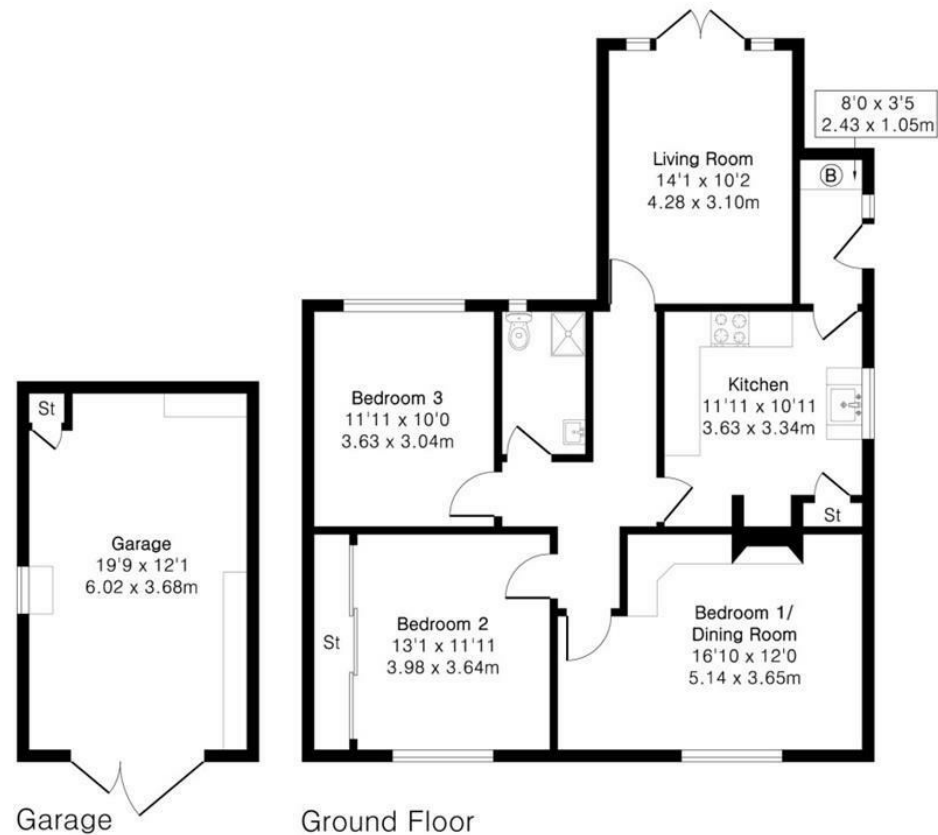
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



**Approximate Gross Internal Area 916 sq ft - 85 sq m
(Excluding Garage)**

Garage Area 238 sq ft – 22 sq m



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		

Offers In Excess Of £350,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

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: 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.



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