Celandine View, Soham, CB7 5DP

CHEFFINS

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Celandine View

Soham,

CB7 5DP

- Modern End of Terrace Home
- 3 Bedrooms
- Enclosed Garden to Rear
- Garage & Parking
- No Upward Chain
- Well Presented
- Freehold / Council Tax Band B / EPC Rating C

3 1 1

Guide Price £265,000

Cheffins are pleased to offer to the market this well presented end of terrace property, built by Hopkins Homes, situated on a popular residential development within walking distance of the local amenities offered by Soham.

Accommodation comprises entrance hall, cloakroom, kitchen and lounge/dining room on the ground floor, whilst on the first floor there are 3 bedrooms and a bathroom to complete the internal accommodation.

Outside the property benefits from a fully enclosed garden to rear with decking and lawn, together with a single garage and driveway parking.

The property is further offered for sale with the benefit of no upward chain and viewing is recommended by appointment only.

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 front entrance door, stairs rising to first floor, laminate flooring, radiator.

KITCHEN
Fitted with base and wall units with worktop space, integrated 1 1/4 stainless steel sink with mixer tap, integrated 4-ring gas hob with Hotpoint oven and grill under, stainless steel extractor hood, space for washing machine, dishwasher and fridge/freezer, wall mounted boiler, tiled splashbacks, tiled flooring, double glazed window to front.

CLOAKROOM
With wash hand basin, low level WC, radiator, tiled flooring, extractor fan, opaque double glazed window to side.

LIVING / DINING ROOM
With understairs storage cupboard, double glazed window to rear, glazed door leading out to the garden, laminate flooring.

FIRST FLOOR LANDING
With over stairs storage cupboard,

BEDROOM 1
With double glazed window to rear, built-in double wardrobe, radiator.

BEDROOM 2
With double glazed window to front, built-in wardrobe, radiator,

BEDROOM 3
With double glazed window to rear, radiator,

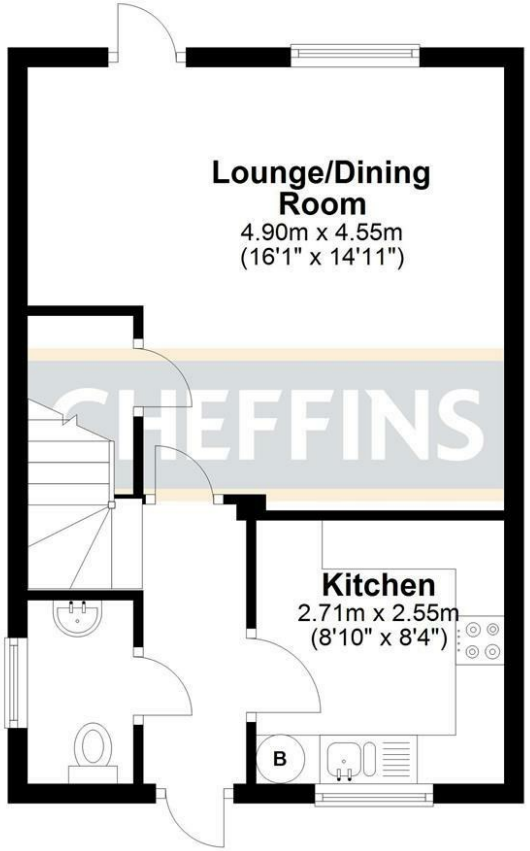
BATHROOM
With side panelled bath with overhead shower, wash hand basin with mixer tap, low level WC, tiled splashback surrounding, tiled flooring, radiator, shaver point, extractor fan.

OUTSIDE
The rear garden is fully enclosed by wooden fence panels and is predominantly laid to lawn with decked area and side gated access leading to the garage with up and over door and parking space to front.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

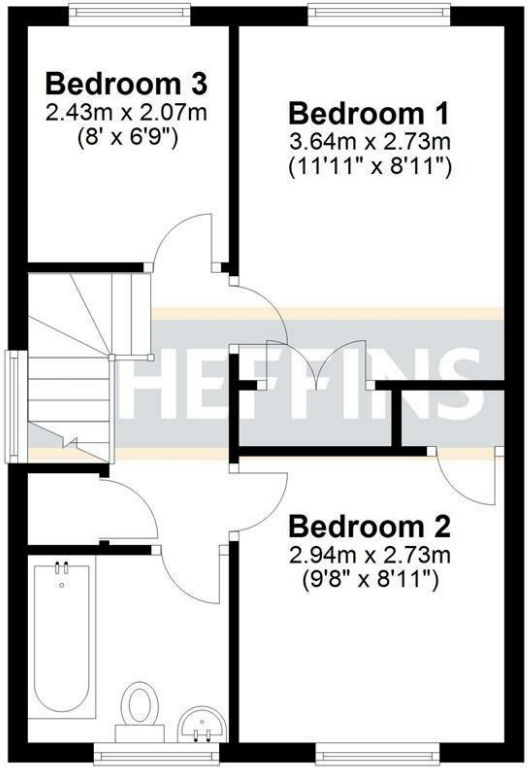
Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



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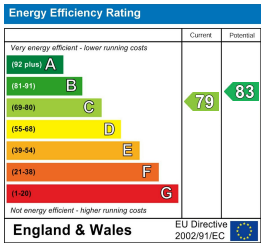
Total area: approx. 72.1 sq. metres (776.1 sq. feet)



Guide Price £265,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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.