



## 52 West Drive Gardens

Soham, Ely, Cambs, CB7 5EF

**Guide Price £235,000**



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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

This 3-bedroom terrace house is presented in good decorative order and offers gas central heating, double glazing, refitted bathroom, kitchen/diner, separate living room, WC, gardens to front and rear and is situated on the edge of this popular residential area overlooking allotments to the rear.

## Hall

Part double glazed entrance door and window to the front aspect. Stairs to first floor with storage space under. Radiator. Ceiling light point.

## Living Room - 3.96m x 3.43m (13'0" x 11'3")

Double glazed window to the front aspect. Radiator. Spotlights to ceiling. Feature tiling to one wall.

## Kitchen/Diner - 4.95m x 3.35m (16'3" x 11'0")

Double glazed window and double-glazed door to the rear aspect. Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Tiled splash areas. Space for freestanding cooker with stainless steel extractor hood over. Spaces and plumbing for automatic washing machine, tumble dryer and dishwasher. Space for upright fridge/freezer. Storage cupboard with shelving. Radiator. Door to:

## WC - 1.63m x 0.76m (5'4" x 2'6")

Double glazed window to the rear aspect. Low level WC. Corner wash basin with mixer tap. Heated towel rail. Ceiling light point.

## Landing

Access to loft space with drop-down ladder. Ceiling light point. Cupboard with shelving. Further cupboard housing Baxi Gas fired boiler serving central heating and hot water.

**Bedroom 1** - 3.3m x 3.05m (10'10" x 10'0")  
Double glazed window to the rear aspect.  
Built-in single wardrobe. Radiator. Ceiling light point.

**Bedroom 2** - 3.48m x 3.15m (11'5" x 10'4")  
Double glazed window to the front aspect.  
Radiator. Ceiling light point.

**Bedroom 3** - 2.59m x 2.57m (8'6" x 8'5"max)  
Double glazed window to the front aspect.  
Radiator. Ceiling light point. Built-in bulkhead cupboard.

**Bathroom** - 1.88m x 1.63m (6'2" x 5'4")  
Refitted with a curved corner shower cubicle.  
Low level WC. Wash basin in vanity unit with mixer tap and cupboard under. Heated towel rail. Extractor fan. Double glazed window to the rear aspect. Fully tiled wall. Spotlights.

## Outside

The frontage has a small area of garden behind a low brick wall with electric meter cupboard and a passage to the side leading to a gate into the rear garden.

The rear garden is enclosed with timber fencing and has an area of lawn, patio, outside power points and a water tap.

## Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is B.

The property is freehold with registered title CB207976

Flood risk is very low.

All main utility services are connected.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

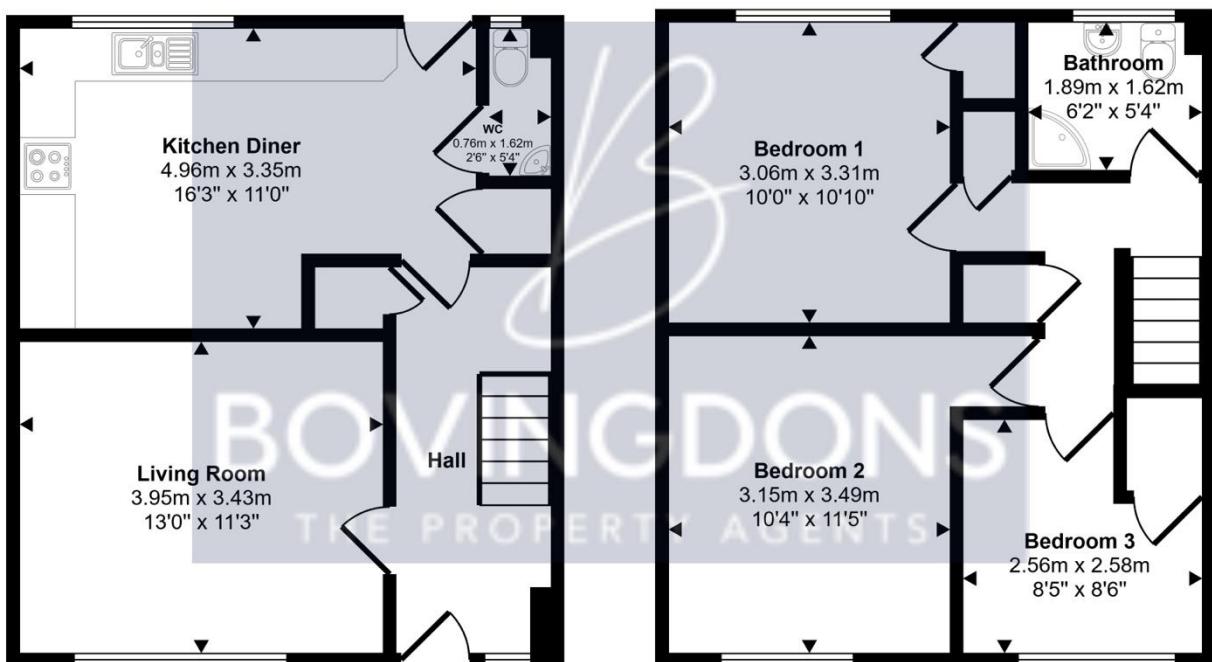
Estimated broadband speeds are Standard 15mbps, Superfast 147 mbps & Ultrafast 1000mbps





## Floor Plan

Approx Gross Internal Area  
81 sq m / 870 sq ft



### Ground Floor

Approx 40 sq m / 433 sq ft

### First Floor

Approx 41 sq m / 437 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

# EPC

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

# COMMISSIONED

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