BOVINGDONS
THE PROPERTY AGENTS

37 Queensway

Soham, Ely, Cambs, CB7 5BU

Guide Price £185,000

2 1 2

37 Queensway

Soham, Ely, Cambs CB7 5BU

Guide price £185,000

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 well presented two bed semi detached, requiring some updating, has good sized gardens to the front and rear, gas central heating, double glazing, greenhouse, garden sheds and 2 double bedrooms and is offered with no onward chain. Viewing is recommended on this great first-time purchase.

Entrance Lobby
Stairs to first floor. Ceiling light point. Multi paned door to Living Room.

Living Room - 3.99m x 3.35m (13'1" x 11'0")
Double glazed window to the front aspect TV point. Radiator. Ceiling light point. Feature fireplace with electric coal effect fire with timber surround and mantel. Multi-paned door to kitchen diner.

Kitchen/Diner - 3.99m x 2.92m (13'1" x 9'7")
Range of units at base and wall level with work surface over. Stainless steel sink with mixer tap. Additional cold water drinking tap. Radiator. Tiled splash areas. Ceiling light point. Double glazed windows and door to the rear garden. Understairs storage cupboard with shelving.

Landing
Radiator. Double glazed window to the side aspect. Access to loft space. Coved ceiling with light point.

Bedroom 1 - 4.93m x 2.82m (16'2" max x 9'3")
Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Range of built-in bedroom furniture. Two wall light points.

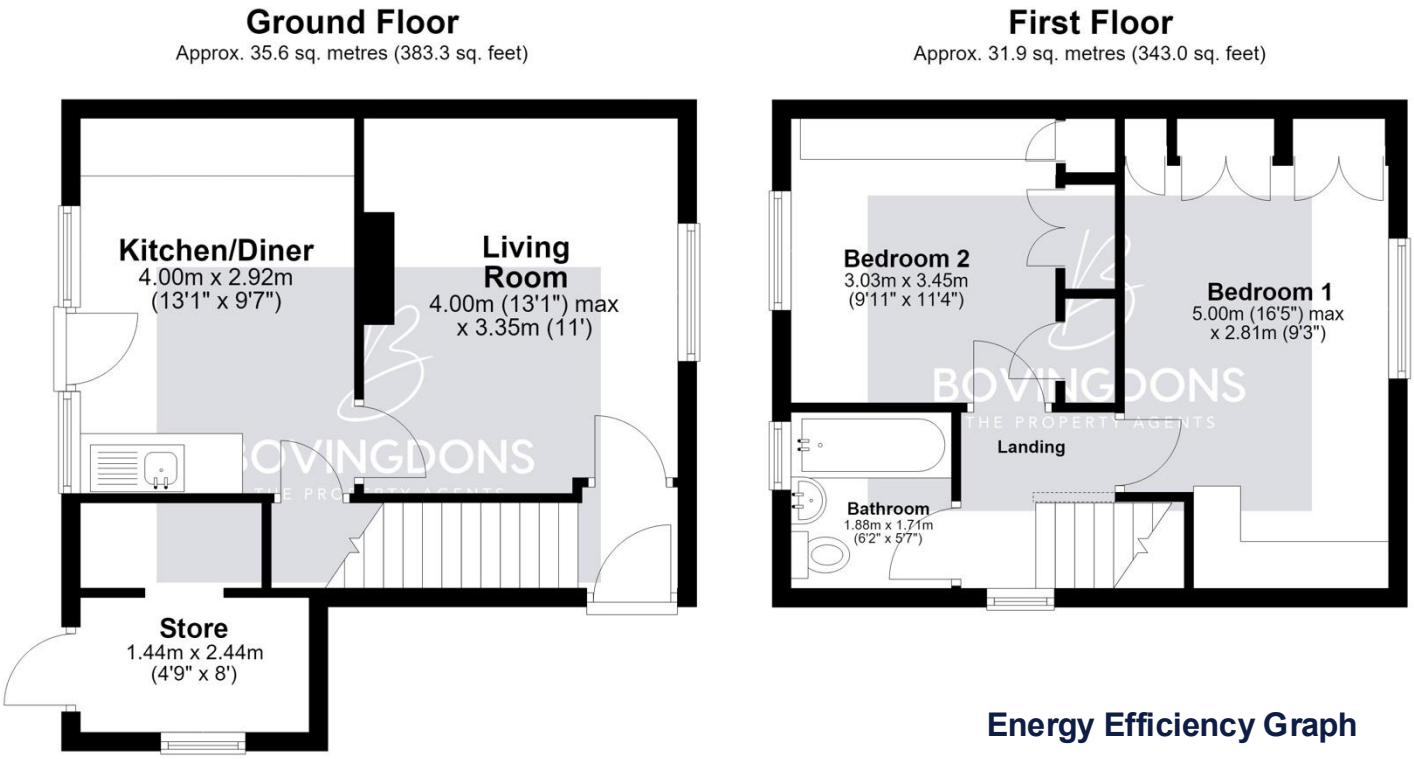
Bedroom 2 - 3.45m x 3.07m (11'4" x 10'0")
Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in double wardrobe and shelved cupboard. Further single storage cupboard.

Bathroom - 1.88m x 1.7m (6'2" x 5'7")
Double glazed window to the rear aspect. Panelled bath. Pedestal wash basin. Low level WC. Radiator. Tiled splash areas. Coved ceiling with light point.

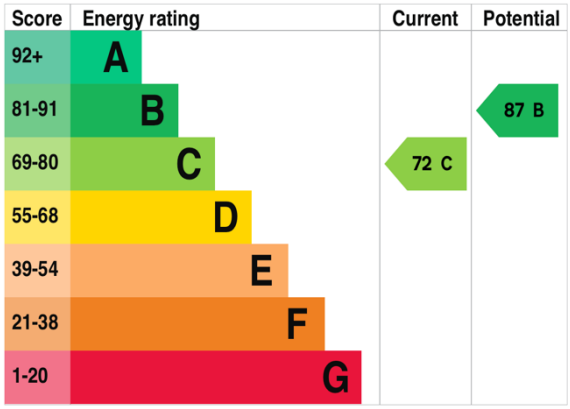
Outside
The large front garden is laid mainly to lawn with mature flower and shrub borders and is accessed through a personal gate with a pathway leading to the entrance door. The path extends to a gate leading to the rear garden past gas and electric meter cupboards. In the rear garden is a Brick Store (approximately 8'0" x 4'9") plus further storage area and water softener. There are two garden sheds to the rear of the garden, an area of lawn, greenhouse, timber panelled fencing and an outside tap.

Property Information.
Local Council is East Cambridgeshire District Council - Council Tax Band is B.
The property is Freehold with registered title CB41948
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 16mbps, Superfast 79mbps and Ultrafast 1800mbps.
NO ONWARD CHAIN

Floor Plan



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723. Email: info@thebovingdons.co.uk. https://www.thebovingdons.co.uk