



**Celandine View, Soham,
Ely, CB7 5DP
£275,000**

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Celandine View, Soham, Ely, CB7 5DP

This spacious, 3 bedroom semi detached family home is set in a quiet location, tucked away from the road and close to all the amenities that Soham offers.

With entrance hall, kitchen, living / dining room and WC to the ground floor, and 3 bedrooms, en-suite and family bathrooms to the first floor.

Externally the property sits on a very generous corner plot and offers 2 allocated parking spaces.

- **Generous Corner Plot**
 - **Ensuite To Master Bedroom**
- **Close to Local Amenities**
 - **Enclosed Garden**
- **Nearly New Build Home**
 - **Two Allocated Parking Spaces**

Entrance Hall
Entrance Hall with storage cupboard, and doors leading to:

WC
2'0" x 5'7"
WC and handwash basin only. Window to side aspect.

Living Room
10'11" x 15'4"
Internal french doors leading to kitchen/dining room. Window to front aspect.

Kitchen/Dining Room
17'8" x 8'7"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with drainage board and stainless steel mixer tap. Space for white goods. Window to rear aspect. External french doors leading to rear garden.

Bedroom 1
9'11" x 11'5"
Internal door to ensuite. Window to rear aspect.

Ensuite
7'2" x 4'3"
Suite comprising of shower cubicle, WC and handwash basin.

Bedroom 2
10'0" x 9'3"
Window to front aspect.

Bedroom 3
6'10" x 8'8"
Window to rear aspect.

Bathroom
6'9" x 6'0"
Suite comprising of panelled bath with glass shower door and an overhead shower, WC and handwash basin with storage. Window to front aspect.

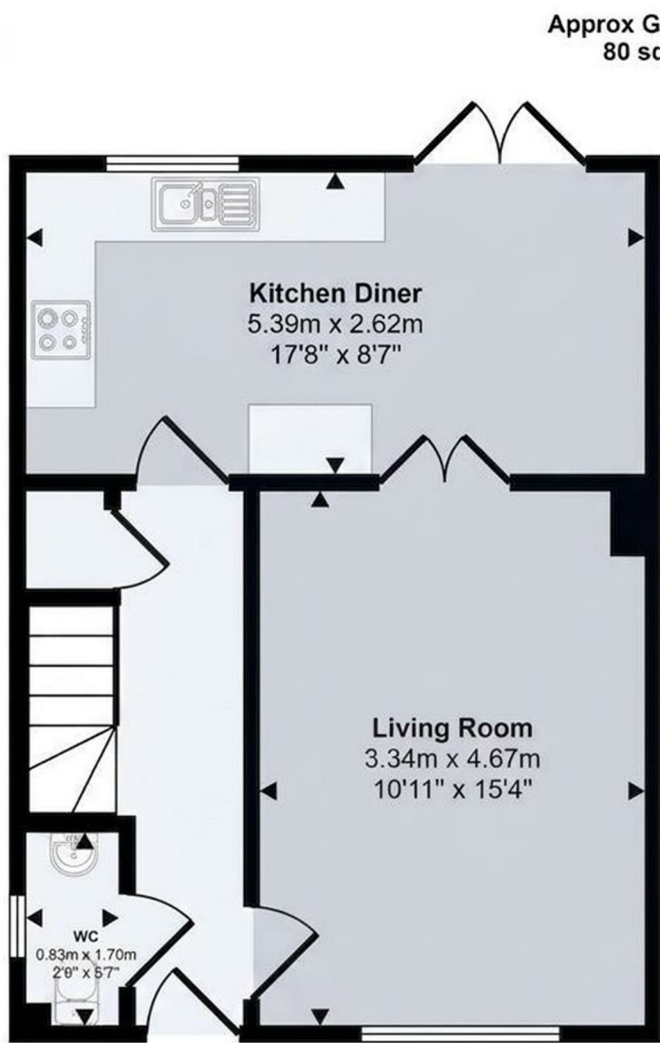
Outside Front
Raised flower beds, with path leading to front door. Allocated parking space.

Outside Rear
French doors open onto a patio area, the garden is mainly laid to lawn with paved borders.

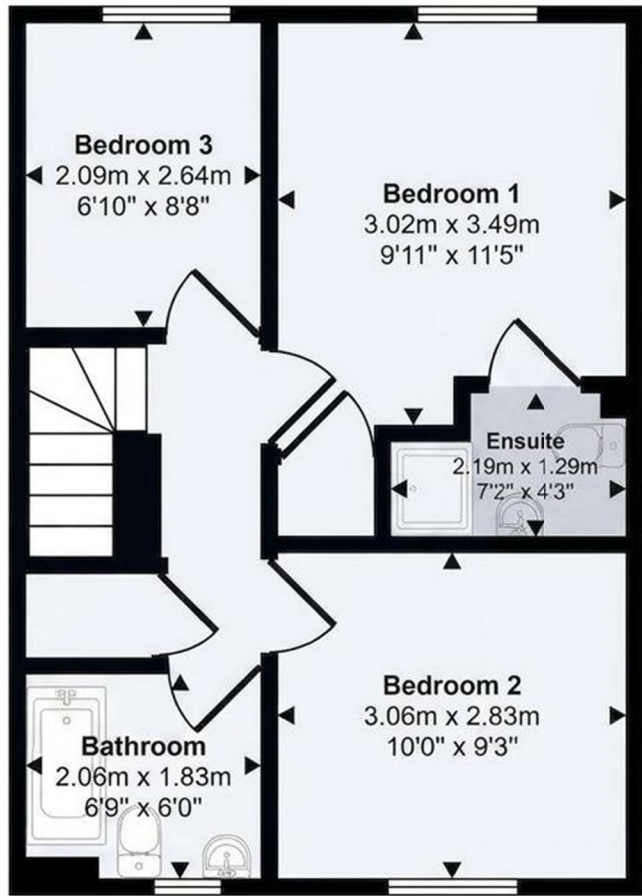
Location
Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to

Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - Semi-detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 80 square metres
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 39 sq m / 424 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 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	80	84
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







