


Cornmills Road, Soham, CB7 5AT

CHEFFINS

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# Cornmills Road

Soham,
CB7 5AT

2 1 1

## Guide Price £200,000



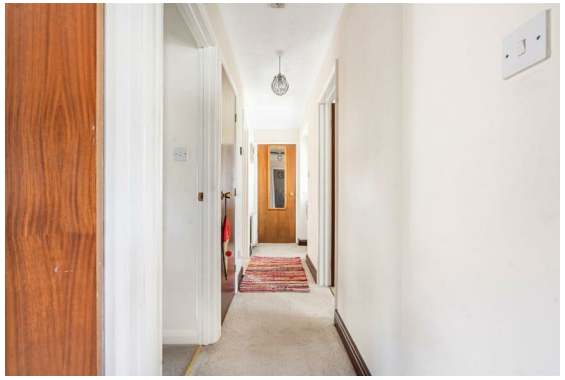
- No Upward Chain
- Detached Bungalow
- 2 Double Bedrooms
- Garage & Driveway
- Enclosed Rear Garden
- Ideal Investment Property
- Freehold / Council Tax Band C / EPC Rating D

** NO ONWARDS CHAIN **

Cheffins offer to the market this spacious detached bungalow, situated in the popular Town of Soham.

The property features an entrance hall, lounge/dining room, fitted kitchen, 2 double bedrooms and a 3-piece bathroom, as well as gardens, off road parking and a single garage.

The property benefits from being offered for sale with no upward chain and is available to view 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 door to side, storage cupboard, airing cupboard housing hot water tank, access to loft, radiator.

**KITCHEN**
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, plumbing for dishwasher, space for oven, space for fridge/freezer.

**LIVING/DINING ROOM**
With windows to front and side, gas fireplace, radiator.

**BEDROOM 1**
With window to front, radiator,

**BEDROOM 2**
With window to side, radiator,

**BATHROOM**
Fitted with a 3-piece suite comprising low level WC wash hand basin, panelled bath with shower over and screen, window to side, extractor fan, radiator.

**OUTSIDE**
The rear garden is mainly laid to lawn with paved patio and gated access.

To the front there is a mainly laid to lawn garden which wraps around the front and side. A driveway provides parking for 1 car and leads to a single garage with up and over door, power and light connected and door into the garden.

**VIEWING ARRANGEMENTS**
Strictly by appointment with the Agents.



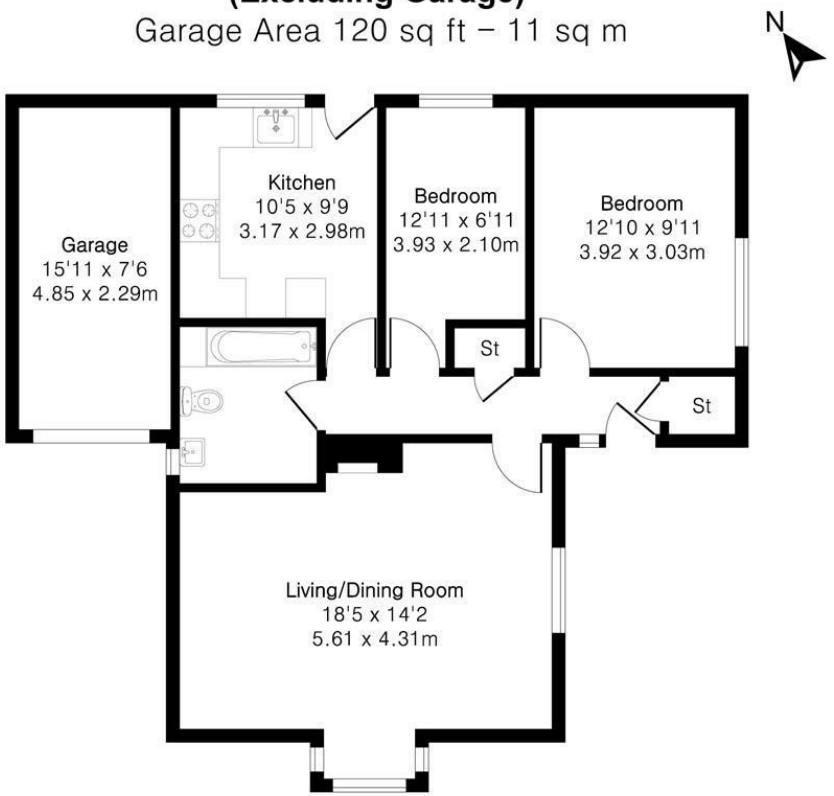


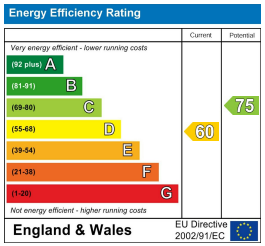






**Approximate Gross Internal Area 723 sq ft - 67 sq m**
**(Excluding Garage)**
Garage Area 120 sq ft – 11 sq m




Guide Price £200,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire District Council

PINK PLAN

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.