

Blackthorn Court, Soham, CB7 5DT

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Soham,
CB7 5DT

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Offers In Excess Of £190,000

- No Forward Chain
- 2 Bedroom Terrace House
- Off Road Parking For 2 Cars
- Enclosed Rear Garden
- Freehold / Council Tax B / EPC C



** No Forward Chain **

Cheffins are delighted to offer for sale this well-presented, modern two-bedroom mid-terraced home, situated within the popular village of Soham.

The property provides well-proportioned accommodation comprising an entrance hall, fitted kitchen positioned to the front of the property, and a spacious lounge/diner with direct access to the rear garden. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from a small front garden with established shrubs. To the rear is a low-maintenance garden, featuring artificial lawn and a paved patio area, together with gated access leading to a private parking area providing off-road parking for two vehicles.

This property further benefits from being offered for sale with no forward chain and is available to view by appointment only. Please contact us to arrange your appointment today.











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 railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL
With door to front, airing cupboard housing the boiler and radiator.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral single oven, four ring gas hob with extractor hood over, stainless steel sink with mixer tap over, window to front, space for fridge / freezer, tiled splash backs and plumbing for washing machine.

LOUNGE / DINER
With window to the rear, door to rear providing access to the garden and stairs leading to the first floor.

FIRST FLOOR LANDING
Providing access to the bedrooms and bathrooms.

BEDROOM 1
With window to the front, radiator and access to the loft.

BEDROOM 2
With window to the rear and radiator.

BATHROOM
Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator, window to the rear, tiled splash backs and built in storage cupboard.

OUTSIDE
To the front is a small garden with inset shrubs.

The rear garden is laid with artificial grass, gated access to the rear to the parking area, paved patio. The parking at the very rear has two allocated parking spaces.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.







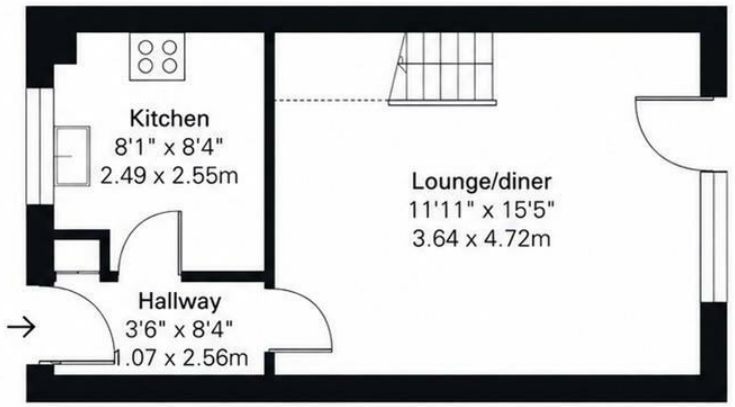




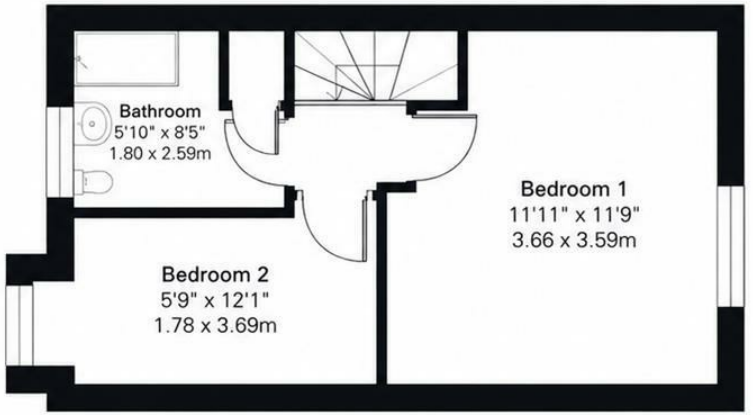




Approximate Gross Internal Area 590 sq ft - 55 sq m

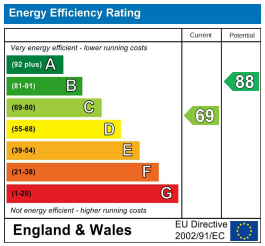


Ground Floor



First Floor

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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.