



**100c Fordham Road**

Soham, Ely, Cambs, CB7 5AJ

**Guide Price £308,000**



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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

Well presented 3-bedroom detached bungalow in a small cul-de-sac location on the southern outskirts of the town. The bungalow benefits from gas fired central heating, double glazing, WC, Conservatory and single garage with driveway. The property offers no onward chain and viewing is recommended.

## Hallway

Part double glazed entrance door and side panel. Fuse Box. Coved ceiling with spotlights. Radiator. access to loft space. Cupboard with shelving and housing Vaillant Gas fired boiler serving central heating and hot water.

## WC

Half tiled walls. Low level WC. Wash Basin. Double glazed window to the side aspect. Coved ceiling with light point.

## Lounge Diner - 4.85m x 3.51m (15'11" x 11'6")

Multi-paned door from the hallway. Radiator. Coved ceiling with spotlight. TV and telephone points. Fireplace with coal effect fire on a marble hearth with timber surround. Double-glazed sliding patio doors to the conservatory.

## Kitchen - 3.53m x 3.12m (11'7" x 10'3")

Double glazed window to the front aspect and double-glazed door to the side passage. Range of units at base and wall level with work surfaces over and incorporating a single bowl stainless-steel sink with mixer tap. Tiled splash areas. Spotlights to ceiling. Integrated single oven. Integrated microwave oven. Integrated single fridge. AEG 4-ring hob with extractor over. Space and plumbing for automatic washing machine. Radiator.

## Conservatory - 4.47m x 2.54m (14'8" x 8'4")

Upvc and brick construction with a sloped roof with spotlights. Wall light point. Double glazed windows and patio doors to the rear garden.

## Bedroom 1 - 3.61m x 3.53m (11'10" x 11'7")

Double glazed window to the rear aspect. Radiator. Coved ceiling with spotlight.

## Bedroom 2 - 4.04m x 2.72m (13'3" x 8'11")

Double glazed box-bay window to the front aspect. Radiator. Coved ceiling with spotlight.

**Bedroom 3** - 3.43m x 2.08m (11'3" x 6'10")  
Double glazed window to the rear aspect.  
Radiator. Coved ceiling with spotlight. Built -in single wardrobe with shelf and hanging rail.

**Bathroom** - 2.11m x 1.96m (6'11" x 6'5")  
Panelled bath with mixer tap and shower attachment. Wash basin in vanity unit with mixer tap and cupboards under. Low level WC. Tiled splash areas. Heated towel rail. Double glazed window to the front aspect. Coved ceiling with spotlight.

### Outside

The property is approached via a short driveway into a small cul-de-sac of three bungalows. There is a driveway leading to a single garage with up and over door and a gate into the rear garden. The frontage has some landscaping of mature flowers and shrubs with a path to side via a gate into the rear garden and path to the covered entrance porch.

The rear garden has been completely paved and has mature flower and shrub planting to the borders and a timber fencing to boundaries band small timber shed. There is a Upvc door into the garage.



### Property Information

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

The property is Freehold with registered title CB198522

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 14mbps, Superfast 37mbps & Ultrafast 1800mbps.

### NO ONWARD CHAIN.

### ID & AML Checks

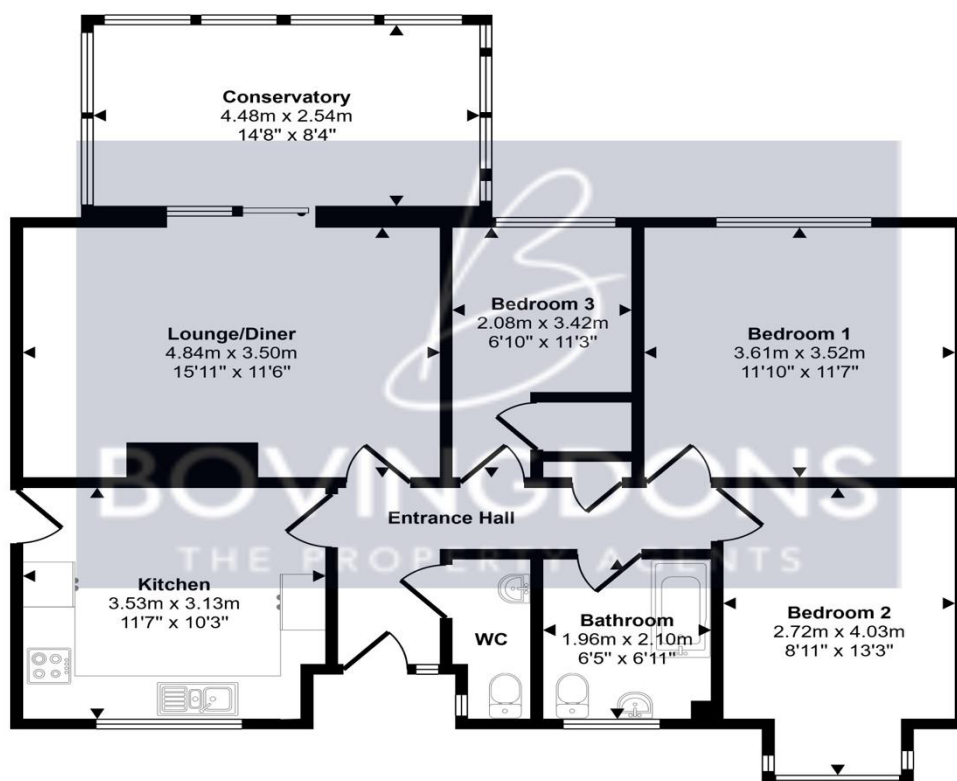
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## Floor Plan

Approx Gross Internal Area  
87 sq m / 933 sq ft



Floorplan

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.

## 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.

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## Energy Efficiency Graph

