



3 Windmill Close

Soham, Ely, Cambs, CB7 5BG

Guide Price £265,000



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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

Description

Well presented 2 bed detached bungalow in a small cul-de-sac on the southern outskirts of this popular town. The bungalow benefits from gas fired central heating, double glazing, single garage and parking for 3-4 cars, front and rear gardens, shower room, separate kitchen and a lounge/diner.

Hallway

Double glazed entrance door. Radiator. Coved ceiling with pendant light point. Cupboard with hanging rail and fuse box. Large cupboard with shelving and wall mounted gas fired boiler serving central heating and hot water.

Lounge Diner - 5.23m x 3.18m (17'2" x 10'5")

Double glazed picture window to the front aspect. Two radiators Coved ceiling with two light points. TV point.

Kitchen - 3.25m x 2.44m (10'8" x 8'0")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Single electric oven with 4-burner gas hob above and extractor over. Tiled splash areas. Space and plumbing for slimline dishwasher and for an automatic washing machine. Double glazed window to the rear aspect and double-glazed door to the rear garden. Cupboard with shelving.

Bedroom 1 - 3.78m x 2.69m (12'5" x**8'10")**

Double glazed picture window to the rear aspect. Radiator. Coved ceiling with light point.

Bedroom 2 - 2.97m x 2.69m (9'9" x**8'10")**

Double glazed picture window to the front aspect. Radiator. Coved ceiling with light point.

Shower Room - 1.93m x 1.88m (6'4" x**6'2")**

Fully tiled walls and floor. Shower cubicle. Low level WC. Pedestal wash basin. Heated towel rail. Extractor. Shaver socket. Coved ceiling with light point.

Outside

To the front of the property is a double width parking area together with single garage with up and over door, power and light which has further parking in front.

There is an area of lawn with raised flower and shrub borders and a path to the entrance door that extends to a side access to the rear garden.

The rear garden is laid mainly to lawn with a patio, outside tap and timber fencing to the boundaries.

Property Information.

Local Council is East Cambridgeshire District Council

Council Tax Band is C

The property is Freehold with registered title CB458224

All main utilities are connected.

Flood risk is very low.

Covenants apply but there are no Easements, Wayleaves or Public Rights of Way

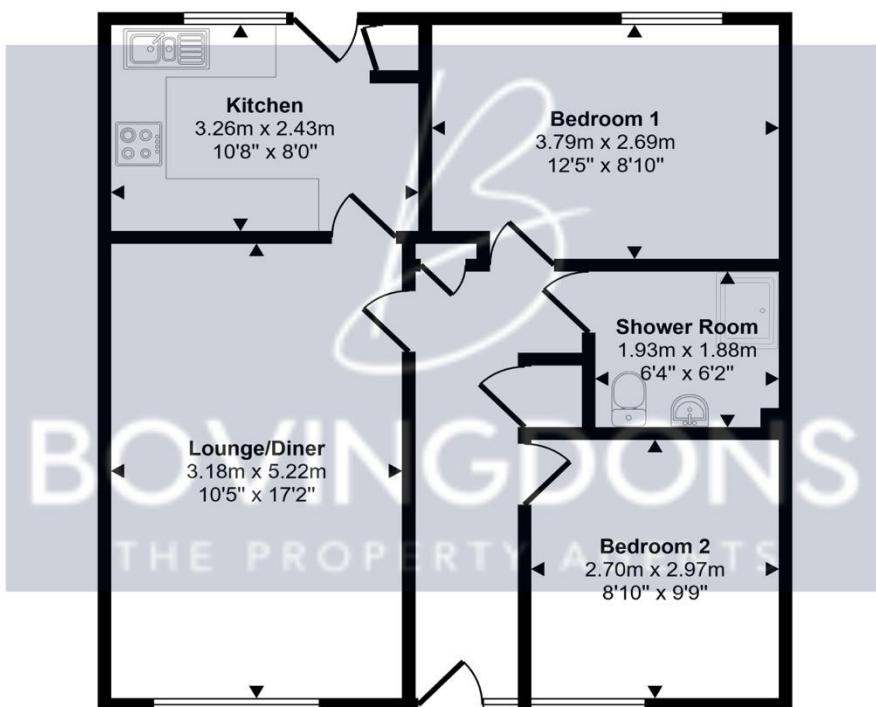
Estimated broadband speeds are Standard 13mbps, Superfast 34 mbps and Ultrafast 1800 mbps





Floor Plan

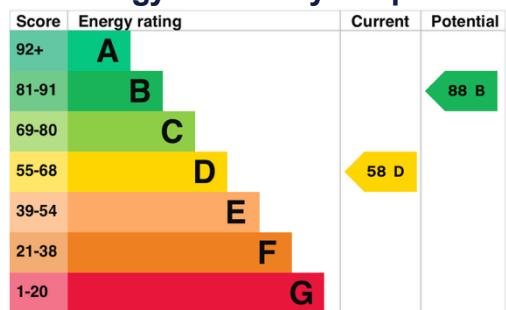
Approx Gross Internal Area
57 sq m / 614 sq ft



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.

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.