



35 Chestnut Drive

Soham, Ely, Cambs, CB7 5FW

Guide Price £95,000



First floor one-bed apartment in this block of apartments located in a cul-de-sac to the North of the town centre. The property needs some cosmetic improvement but offers **NO ONWARD CHAIN** and has Electric heating, Lounge /Diner, Kitchen, bathroom, bedroom and an allocated parking space to the rear.



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/A11. 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 highly-rated 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 A1.

Hallway

Fuse box. Intercom. Ceiling light point. Cupboard housing Megaflo hot water tank and shelving.

Lounge/Diner - 4.34m x 3.61m (14'3" x 11'10")

Double glazed box bay window to the rear aspect and double-glazed window to the side aspect. Two electric heaters. TV and telephone points. Coved ceiling with light point. Open arch to kitchen.

Kitchen - 3.43m x 1.78m (11'3" x 5'10")

Units at base and wall level with work surfaces over and incorporating a single bowl sink with mixer tap. Integrated Philips electric oven with 4-ring electric hob over and extractor above. Space and plumbing for appliances such as washing machine and fridge. Tiled splash areas. Extractor fan. Ceiling light point. Open arch from the Lounge/Diner.

Bedroom. - 3.61m x 2.92m (11'10" x 9'7")

Double glazed window to the rear aspect. Electric heater. TV Point. Ceiling light point.

Bathroom - 1.98m x 1.68m (6'6" x 5'6")

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Tiled splash areas. Dimplex wall heater. Extractor.

Outside

There is an allocated parking space to the side of the block. The area outside is mainly tarmac driveway and allocated parking spaces. There is a bin store area. A communal internal lobby has staircase to the first floor.

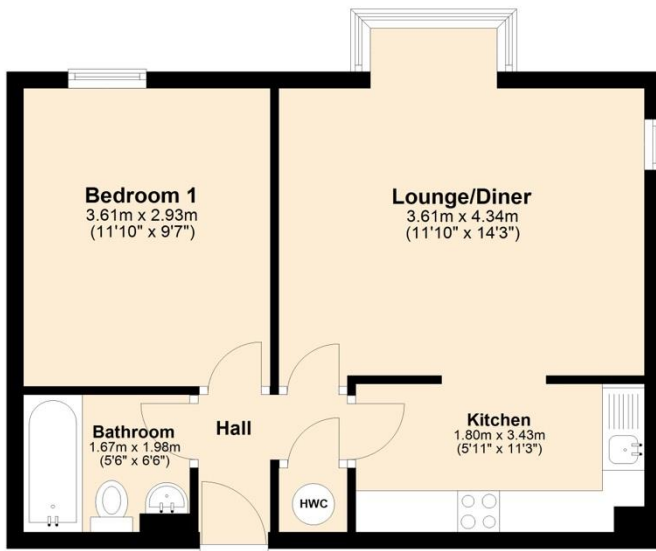
Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is A. The property is leasehold with 65 years remaining (Started 02/04/1992 - ends 31/12/2090). Registered title number is CB145409. There are no Restrictive Covenants, Easements, Wayleaves or Rights of Way. Heating is electric and the water, electric and drainage are all mains connected. Flood Risk is very low. Estimated broadband speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800mbps



Ground Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 40.7 sq. metres (438.6 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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