



The Causeway, Soham, Ely, Cambridgeshire CB7 5BB

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A spacious three bedroom property benefiting with the advantage of no upper chain and is well presented throughout. Accommodation comprising entrance hallway, cloakroom, lounge, kitchen / dining area, three bedrooms, bathroom and low maintenance front and rear gardens.

- Entrance Hall & Cloakroom
- 'L' Shaped Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Low Maintenance Front & Rear Gardens
- No Upward Chain

Guide Price: £249,950



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALL With doors to front and rear aspects.

CLOAKROOM Fitted with a low-level WC and wash hand basin.

'L' SHAPED LIVING ROOM 17'3" x 10'4" (5.26 m x 3.15 m) With double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM 17'3" x 8'11" (5.26 m x 2.72 m) Fitted with a range of matching units, including wall mounted units, base units and drawers. Tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, plumbing for utilities, space for cooker and double glazed window to rear aspect

FIRST FLOOR LANDING Boiler cupboard with updated combination boiler. Additional built-in storage cupboard.

BEDROOM ONE 11'5" x 10'11" (3.47 m x 3.34 m) With double glazed windows to front aspect. Radiator.

BEDROOM TWO 11'5" x 8'11" (3.47 m x 2.73 m) With double glazed window to front aspect. Radiator.

BEDROOM THREE 9'7" x 7'10" (2.93 m x 2.39 m) With double glazed window to rear aspect. Radiator.

BATHROOM Fitted with a fully tiled suite comprising panel bath with shower above, low-level WC and vanity unit with inset wash hand basin. Double glazed window to rear aspect.

EXTERIOR To the front of the property is a low-level picket fence with artificial turf. The rear garden is fully enclosed by brick wall with timber decking and artificial turf.

Tenure The property is Freehold

Council Tax Band B

EPC TBC

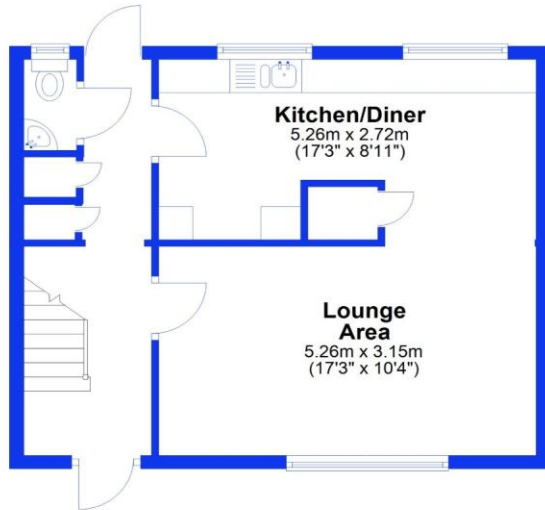
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Ref CWH-7451



Ground Floor

Approx. 42.2 sq. metres (454.8 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 84.8 sq. metres (913.3 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

