

Northfield Park, Soham
Ely, CB7 5XA
£190,000

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Northfield Park, Ely, CB7 5XA

A modern semi-detached family home set at the end of a quiet cul-de-sac and located on the outskirts of this well served town and in easy reach of both Newmarket & Ely.

Rather deceptive and offering sizeable space throughout, this property boasts accommodation to include entrance porch, entrance hall, kitchen, three bedrooms and bathroom.

Externally the property offers a fully enclosed rear garden and garage en-bloc.

Offering outstanding value for money and viewing is highly recommended.

NO CHAIN

Entrance Porch
With uPVC part glazed entrance door, door leading to:

Hallway
With stairs leading to first floor, door leading to:

Living / Dining Room
23'11 x 9'10
With uPVC window to front and rear aspects, radiators, wood effect flooring, door leading to@

Kitchen
10' x 8'9"
With a range of built in wall and base units, stainless steel sink with drainer and mixer tap over, integrated eye level oven, integrated hob with extractor over, space and plumbing for washing machine. uPVC door to garden,

FIRST FLOOR

Bedroom 1
11'2 x 8'9
With uPVC window to rear aspect, radiator.

Bedroom 2
10'7 x 7'10
With uPVC window to front aspect, radiator.

Bedroom 3
7'9 x 6'7
With uPVC window to front aspect, radiator.

Bathroom
With low level WC, panelled bath with shower attachment over, pedestal hand basin, uPVC window to rear aspect, heated towel radiator.

OUTSIDE
The property has a front garden laid mainly to lawn with paved path leading to the front door.

To the rear, the enclosed garden is laid mainly to lawn with patio area and garden shed.

PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 67 SQM
Parking – Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 59Mbps download, 13Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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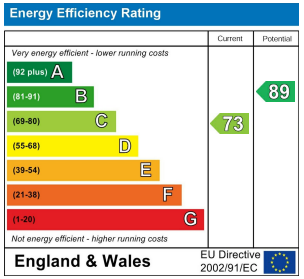
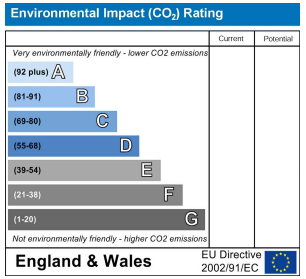
- **Modern Semi-Detached Home**
- **Cul-De-Sac Location**
- **3 Bedrooms**
- **First Floor Bathroom**
- **Enclosed Garden**
- **Garage En Bloc**







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