



11 North Drive

Soham, Ely, Cambs, CB7 5UD

Guide Price £235,000



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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

This 2 bed semi detached bungalow is situated in a small cul-de-sac on the northern fringes of the town and faces onto a small green. In need of some cosmetic updating, the bungalow has double glazing, electric heating, and a good-sized rear garden with brick shed.

Hallway

Part double glazed entrance door. Coved ceiling with two light points. Access to loft space. Electric heater. Airing cupboard with lagged hot water tank and shelving.

Lounge - 3.63m x 3.53m (11'11" x 11'7")

Double glazed window to the front aspect. Electric storage heater. Coved ceiling with light point. TV point.

Kitchen - 3.25m x 3.05m (10'8" x 10'0")

Range of units at base and wall level with roll top work surfaces over and incorporating a single bowl stainless steel sink with mixer tap. Space for fridge. Space for electric oven. with extractor over. Space and plumbing for automatic washing machine. Double glazed window and door to the rear garden. Fluorescent strip light. Electric storage heater. Cupboard housing electric meters and fuse box with shelving. Larder cupboard with shelving and double-glazed window to the rear aspect

Bedroom 1 - 3.33m x 3.33m (10'11" x 10'11")

Double glazed window to the front aspect. Electric storage heater. Ceiling light point.

Bedroom 2 - 3.18m x 2.87m (10'5" x 9'5")

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

Shower Room - 1.98m x 1.7m (6'6" x 5'7")

Double glazed window to the rear aspect. Walk-in shower cubicle with Triton Electric shower. Pedestal wash basin. Low level WC. Tiled splash areas.

Outside

The frontage faces onto a small green area with large tree and has a small area of lawn and a concrete path to the entrance door. There is access via a personal gate to the side, leading to the rear garden.

The rear garden is enclosed with timber fencing and is laid mainly to lawn with a paved patio, and the garden extends to the side. The borders are flower and shrub bedding and there is an outside tap and a brick-built storage shed with power and light.

Property Information.

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

The property is Freehold with registered title CB61323

Flood risk is very low.

Heating is electric. Mains electric, water and sewerage are connected.

Restrictions apply, but there are no wayleaves, easements or rights of way.

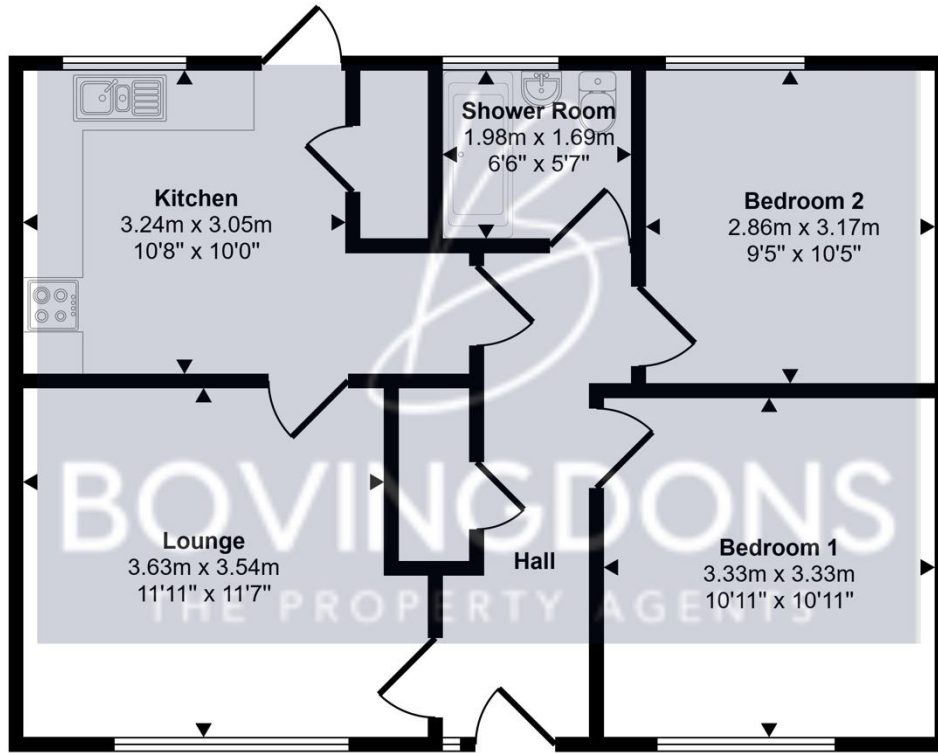
Estimated Broadband Speeds are Standard 14mbps, Superfast 80mbps & Ultrafast 1800 mbps.





Floor Plan

Approx Gross Internal Area
62 sq m / 663 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		