

Fordham Road, Soham, CB7 5AH

CHEFFINS

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Soham,
CB7 5AH

3 1 2

Guide Price £375,000



- Detached Family Home
- 3 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- Garage & Driveway
- Enclosed Rear Garden
- Double Glazing Throughout
- NO CHAIN

An individual detached family home offered with NO CHAIN, standing in a non-estate location on the edge of the village. The accommodation comprises a dual aspect living room, a separate dining room, conservatory, cloakroom, 3 double bedrooms and a family bathroom. External features include a generous sized rear garden, a garage and a driveway providing off-road parking.









LOCATION

SOHAM is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, a railway station, sporting and social facilities.

ENTRANCE HALL
with entrance door, stairs leading up to the first floor, radiator.

CLOAKROOM
with low level WC, hand wash basin, vinyl flooring, radiator, window to the side aspect.

LIVING ROOM
A dual aspect room with a bay window to the front aspect and further window to side, radiator.

DINING ROOM
A dual aspect room with windows to the side and rear aspects, radiator.

KITCHEN
with a range of base and wall mounted units, stainless steel sink and drainer, space for freestanding oven with extractor hood over, storage cupboard, part tiled walls, vinyl flooring, door into the conservatory.

CONSERVATORY
with windows overlooking the garden and 2 doors leading to the rear garden.

FIRST FLOOR

LANDING
with an airing cupboard housing the hot water cylinder, window to the side aspect.

BEDROOM 1
with a built in cupboard, radiator, bay window to the front aspect and further window to the side.

BEDROOM 2
with a built in wardrobe, radiator, windows to the side and rear aspects.

BEDROOM 3
with a built in cupboard, radiator, window to the front aspect.

BATHROOM
with a low level WC, pedestal hand wash basin, panelled bath with shower over, heated towel rail, vinyl flooring, part tiled walls, window to the rear aspect.

OUTSIDE
To the front of the property is a brick permitter wall with gated pedestrian and separate gated vehicular access leading to the driveway and garage. The garden area to the front and side is mainly laid to lawn with various shrubs and flowers.

The generously sized rear garden is laid to lawn with a patio area and gated side access.

GARAGE
with light and power, double doors to the front, window to the side aspect, housing the wall mounted boiler.

SALES AGENTS NOTES
Please note the internal photos included in the listing were taken prior to the current tenancy commencing.

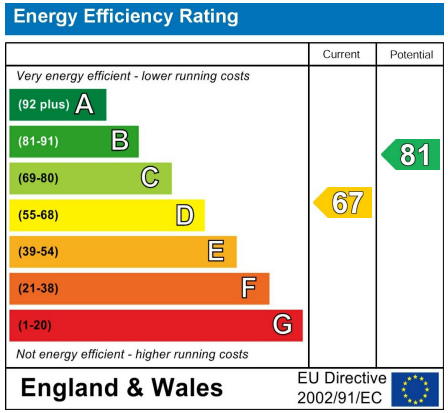
For more information on this property, please refer to the Material Information Brochure on our website.









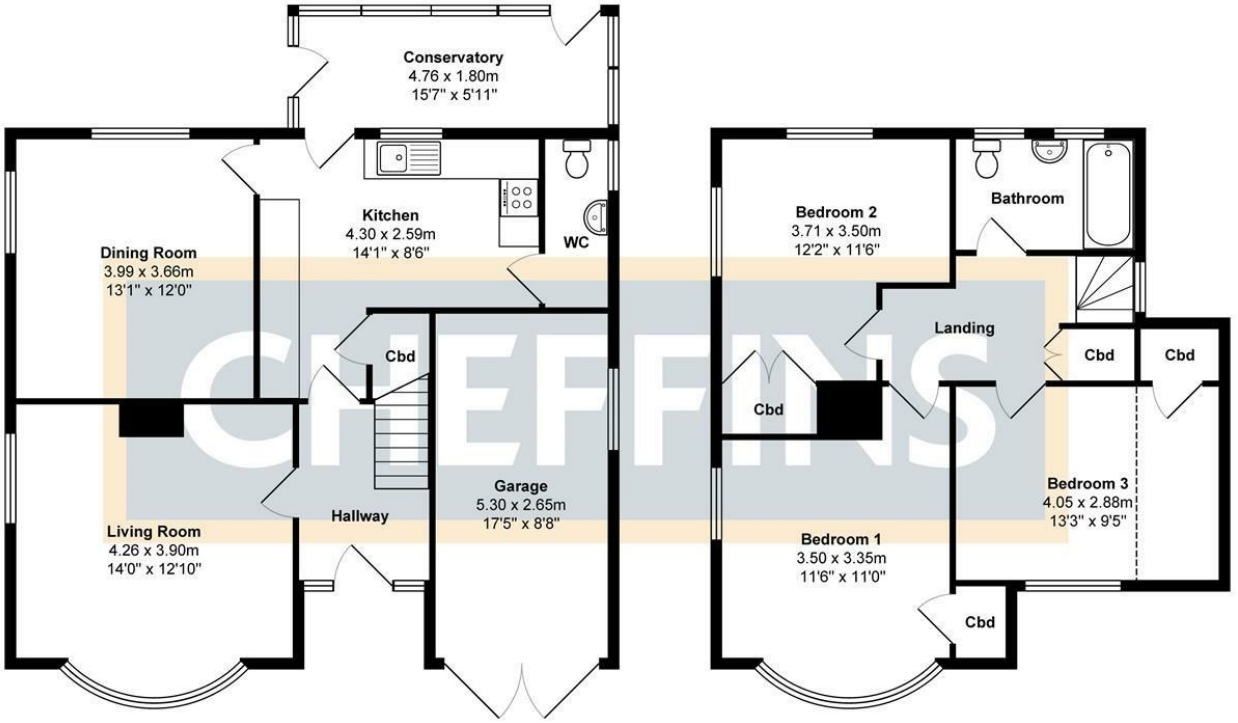


Guide Price £375,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire District Council



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Total Area: 111.1 m² ... 1196 ft² (excluding garage, conservatory)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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