

West Drive Gardens, Soham, CB7 5EX

CHEFFINS

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West Drive Gardens

Soham,
CB7 5EX

2 1 1

Guide Price £205,000

- Well Presented Bungalow
- 2 Bedrooms
- Living/Dining Room
- Modern Kitchen
- Enclosed Front & Rear Gardens
- Local Amenities
- Popular Location



A well presented 2 bedroom bungalow situated in a popular town, conveniently located close to local amenities. The accommodation comprises a kitchen/dining room, modern kitchen, 2 bedrooms and a family bathroom. The property further benefits from enclosed front and rear gardens, offering a high degree of privacy. Viewing Essential.











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, together with sporting and social facilities.

ENTRANCE HALL
with double glazed entrance door, 2 radiators, vinyl flooring, loft access, built-in cupboard housing the Worcester gas boiler, 3 further storage cupboards, part glazed door leading to the rear garden.

LIVING/DINING ROOM
with a radiator, 2 double glazed windows to the front aspect. Open plan through to;

KITCHEN
with a range of wall and base units with work surfaces over, ceramic sink, space and plumbing for appliances, tiled splashbacks, extractor fan, vinyl flooring, radiator, double glazed window overlooking the garden.

BATHROOM
with a low level WC, pedestal wash hand basin, side panel bath with shower attachment over, radiator, vinyl flooring, extractor fan, double glazed window to the side aspect.

BEDROOM 1
with a radiator, double glazed window to the side aspect.

BEDROOM 2
with a radiator, built-in storage recess, double glazed window to the side aspect.

OUTSIDE
The enclosed rear garden is mainly laid to lawn with bark and flower borders, a decked seating area and gated access.

The front of the property is enclosed by a brick wall and is mainly laid to bark with flowers and shrubs, gated access with pathway leading to entrance door and a brick built store.

SALES AGENTS NOTES
Please note the property and garden are on two separate Land Registry titles.

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



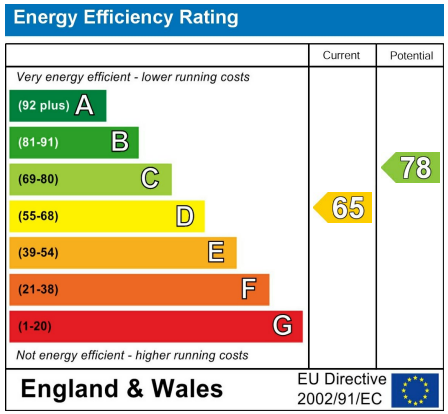
















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Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambridgeshire

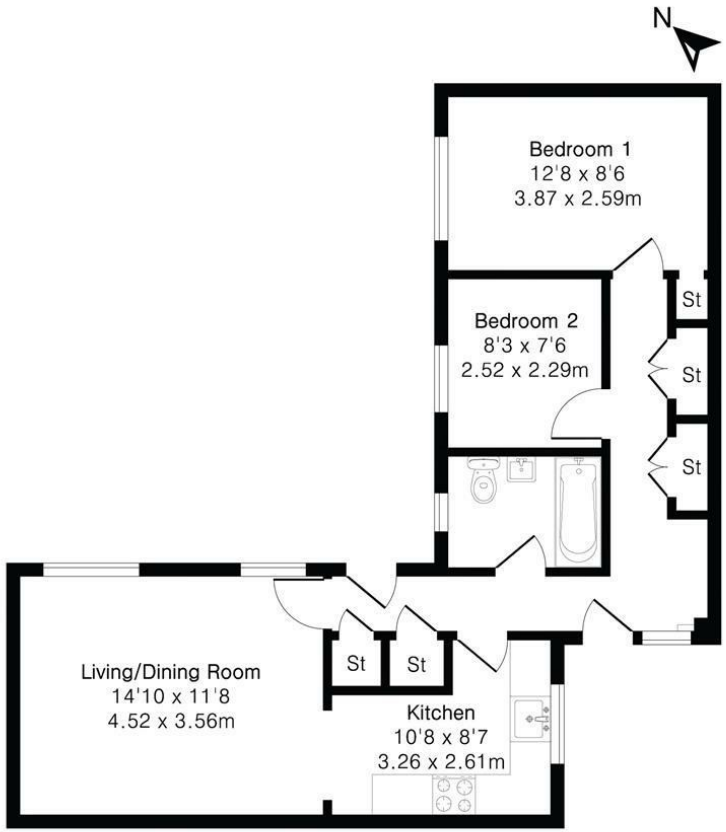






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Approximate Gross Internal Area 622 sq ft - 58 sq m



Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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