



Avocet Grove, Soham, CB7 5GN

**CHEFFINS**



# Avocet Grove

Soham,  
CB7 5GN

- Mid Terrace Property
- 2 Double Bedrooms (1 Ensuite)
- Generous Lounge/Dining Room
- 2 Off Road Parking Spaces
- Enclosed Rear Garden
- Immaculately Presented
- Freehold / Council Tax Band B / EPC Rating C

Offering to the market this stunning, modern 2 bedroom terraced home, tucked away off the main road, located in the popular town of Soham!

This immaculate home offers deceptively spacious accommodation from an entrance hall, a fitted kitchen to the front, a ground floor cloakroom, a generous lounge / diner that overlooks the rear garden, 2 double bedrooms, the master benefitting from an ensuite shower room and built in wardrobes, plus there is a family bathroom to complete the accommodation.

Outside is an enclosed, mainly laid to lawn garden with a paved patio at the rear, whilst the front offers off road parking for 2 cars.

To fully appreciate this lovely home, an early viewing is a must!

2 2 1

**Offers In Excess Of £230,000**





## 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 railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.



## ENTRANCE HALL

With door to front aspect, storage cupboard, door to cloakroom, access to kitchen and lounge/dining room.

## CLOAKROOM

Fitted with 2-piece suite comprising low level WC and pedestal wash hand basin, window to front aspect, radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, plumbing for washing machine, single oven, 4-ring gas hob with extractor hood over, space for fridge/freezer, window to front, wall mounted boiler.

## LOUNGE / DINING ROOM

With doors to rear leading into the garden, 2 radiators, stairs to first floor.

## FIRST FLOOR LANDING

### BEDROOM 1

With window to front aspect, built-in wardrobes, airing cupboard housing hot water tank, access to loft (part boarded), door to:

## ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and shower cubicle, extractor fan, spotlights, radiator.

## BEDROOM 2

With window to front aspect, radiator.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower over, tiled splashbacks, spotlights, extractor fan.

## OUTSIDE

The rear of the property offers a mainly laid to lawn garden with paved patio, extended patio to rear, timber shed, gated access

The front of the property offers off road parking for 2 vehicles.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £230,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

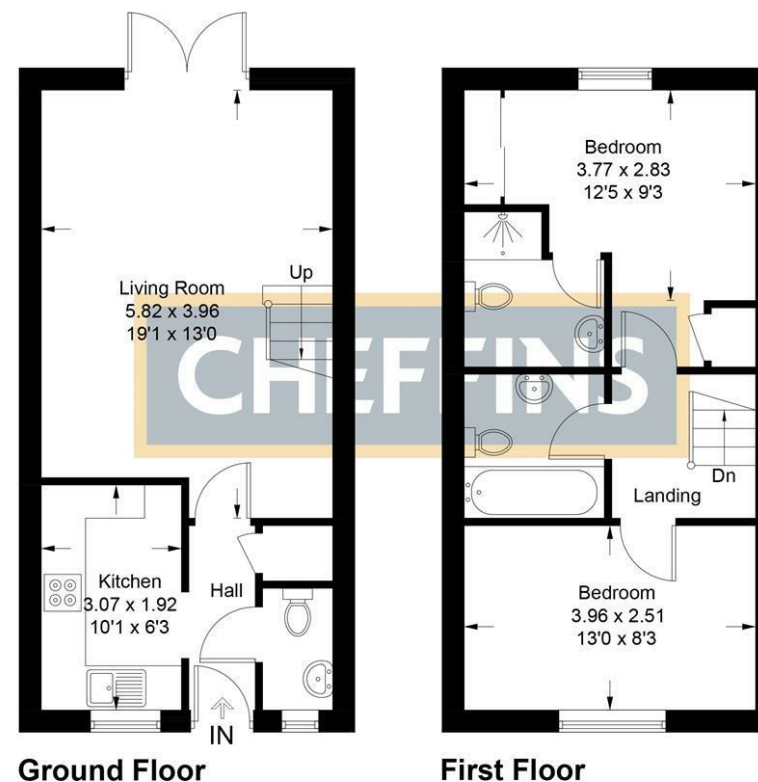
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

Approximate Gross Internal Area  
Ground Floor = 33.6 sq m / 362 sq ft  
First Floor = 33.2 sq m / 357 sq ft  
Total = 66.8 sq m / 719 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1163511)

