



Valerian Gardens, Soham, CB7 5WR

CHEFFINS

Valerian Gardens

Soham,
CB7 5WR

- Detached House
- 4 Bedrooms
- Ensuite To Bedroom 1
- Off-Road Parking
- Freehold / Council Tax Band / EPC Rating B

Cheffins offer to the market this 4 bedroom detached family home located in the popular town of Soham.

The property offers an entrance hall, cloakroom, kitchen/breakfast room, living room along with 4 bedrooms to the first floor with bedroom 1 benefiting with an ensuite along with a family bathroom. Outside the property offers off-road parking to the front whilst the rear offers a fully enclosed, laid to artificial lawn with raised bedding to borders.

To appreciate all what's on offer, an early viewing is highly recommended.

4 2 1



Offers In Excess Of £325,000



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, radiator, stairs rising to first floor, built-in storage cupboard.

CLOAKROOM

Fitted with a two-piece suite comprising low level WC, wash hand basin, opaque window to front, radiator.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboard and drawers with work surfaces over, four-ringed gas hob with extractor hood over, integrated oven, stainless steel sink with mixer tap over, integrated fridge/freezer, dishwasher, space for washing machine, window to front, radiator, wall mounted fuse box.

LIVING ROOM

With window to rear and side, two radiators, understairs storage cupboard, French

doors to rear providing access to the garden.

FIRST FLOOR LANIDNG

With loft hatch.

BEDROOM 1

With window to rear, radiator, built-in wardrobe. Door to...

ENSUITE

Fitted with a three-piece suite comprising floating WC, wash hand basin, shower cubicle, heated towel rail, extractor fan.

BEDROOM 2

With window to front, radiator.

BEDROOM 3

With window to rear, radiator.

BEDROOM 4

With window to front, radiator.

BATHROOM

Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath

with shower heard over, heated towel rail, extractor fan.

OUTSIDE

The front offers off-road parking and path leading to front door whilst the rear offers a fully enclosed, mainly laid to artificial lawn with raised bedding to borders, timber framed shed and side gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



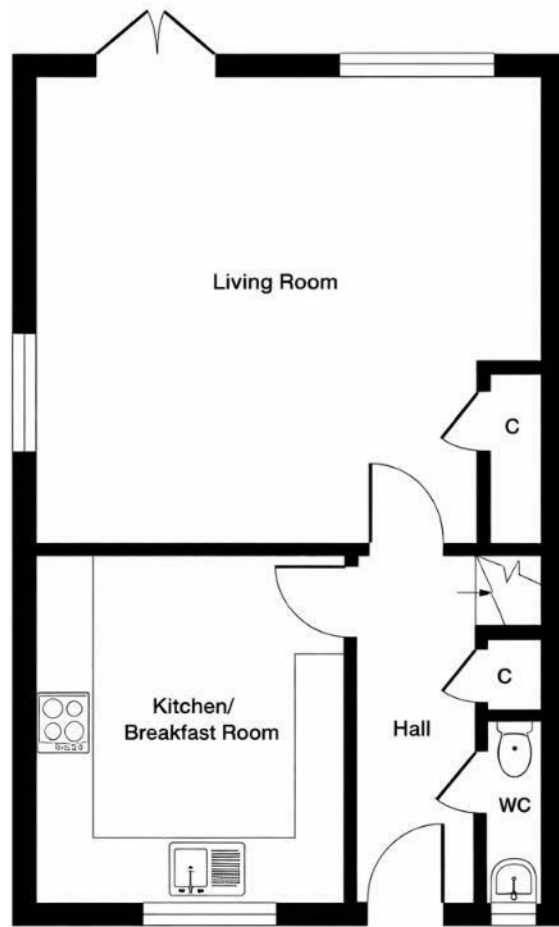


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

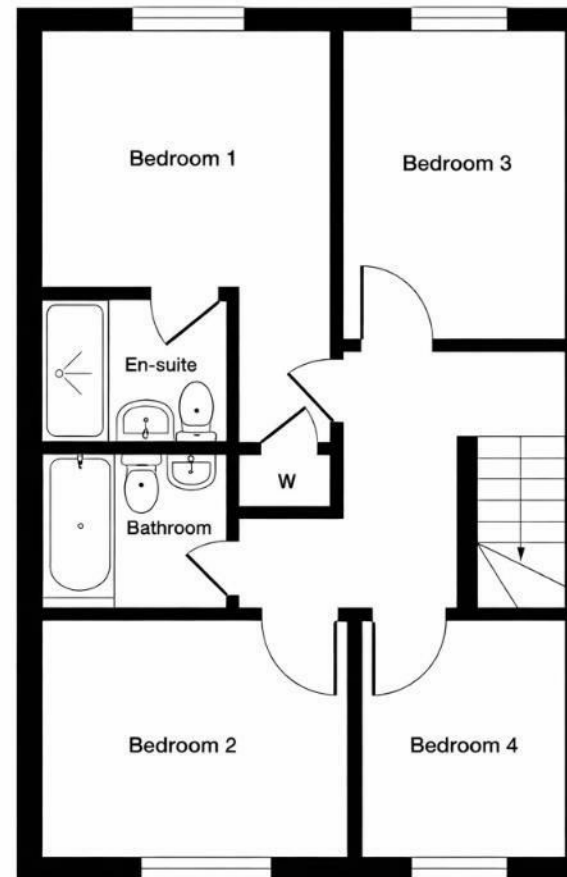
Offers In Excess Of £325,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambs District Council







Ground Floor



First Floor

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.

