



Teal Avenue, Soham, CB7 5UX

**CHEFFINS**

# Teal Avenue

Soham,  
CB7 5UX

- 3-Storey Home
- Well Presented
- 3/4 Bedrooms (Ensuite to Master)
- Enclosed Rear Garden
- Single Garage & Off Road Parking
- Popular Residential Development
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are delighted to offer to the market this well presented and deceptively spacious family home located in the popular Town of Soham.

The property offers accommodation over 3 floors to include ground floor study/bedroom, cloakroom and a generous kitchen/dining/family room to the rear providing access into the rear garden.

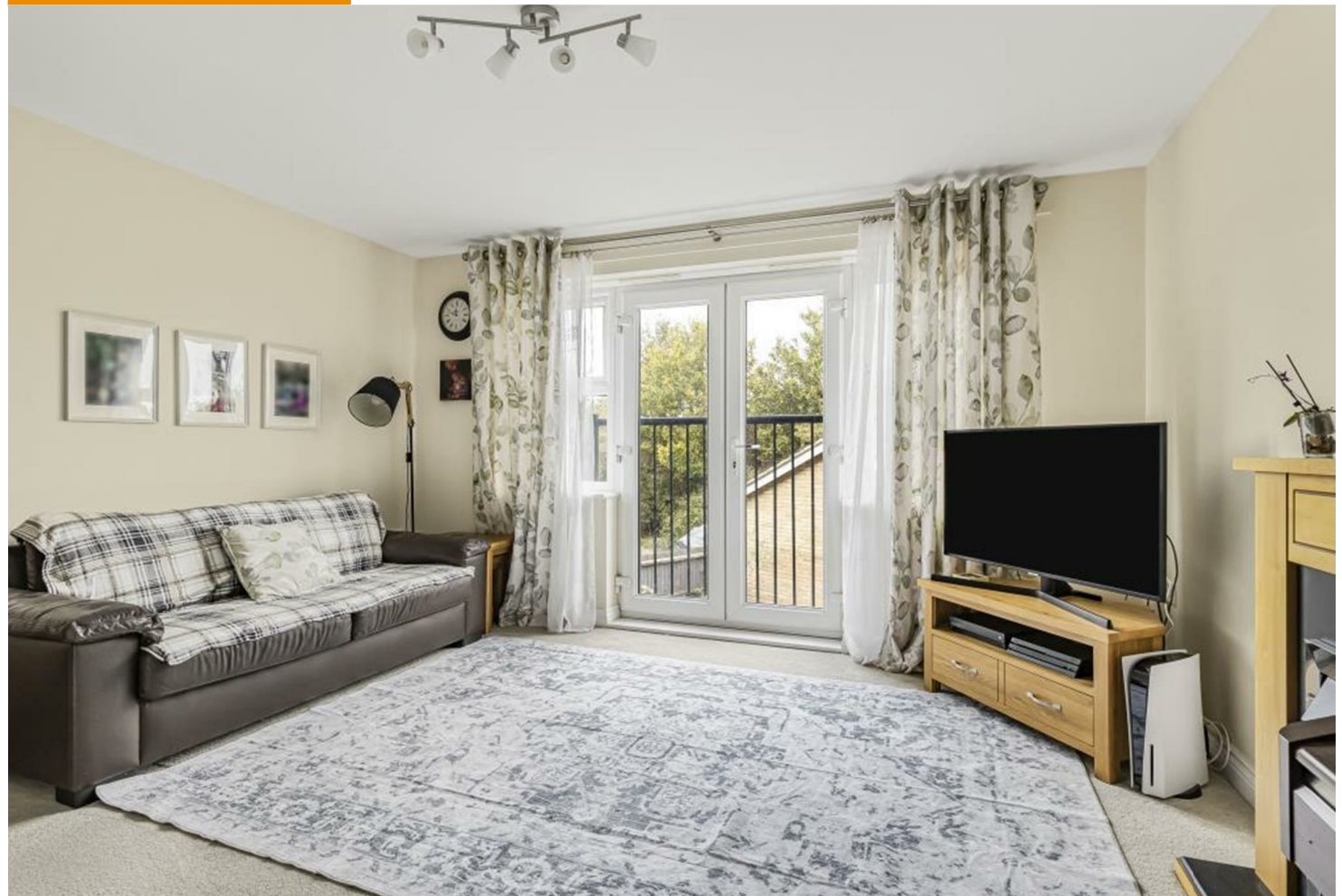
The first floor offers a generous lounge overlooking the rear garden, together with a master bedroom having a refitted ensuite. The second floor offers 2 further double bedrooms and bathroom.

There is a small front garden, whilst the rear offers a mainly laid to lawn garden with paved patio. To the rear of the garden there is a single garage with off road parking to front for 1 vehicle.

To fully appreciate everything the property has to offer and the size of accommodation a viewing is highly recommended.

4 2 1

**Guide Price £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 to first floor, storage cupboard housing the boiler.

## CLOAKROOM

With 2-piece suite comprising low level WC and vanity wash hand basin, window to front, radiator.

## STUDY / BEDROOM 4

With window to front, radiator.

## KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, built-in double oven, 4-ring gas hob with extractor hood over, 1 1/2 stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, door to rear leading into the garden, 2 radiators, under stairs cupboard.

## FIRST FLOOR LOUNGE

With double doors with side windows to the rear leading to a Juliet balcony overlooking the garden, radiator.

## BEDROOM 1

With 2 windows to front, 2 radiators. Door to:

## ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin and shower cubicle. There is also an extractor fan.

## SECOND FLOOR

### BEDROOM 3

With 2 skylights to rear, radiator.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin and panelled bath with shower over. There is also an extractor fan and radiator.

### BEDROOM 2

With window to front, radiator and airing cupboard housing the hot water tank.

## OUTSIDE

To the front there is a pathway leading to the front door, together with mature shrubs, plants and part hedging.

The rear garden is mainly laid to lawn with paved patio. There is a door at the rear of the garden into the garage with up and over door to front, power and light connected and further parking space to front.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 87        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      |           |
| (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 |           |

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



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. (ID1246637)

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.

