



Orchard Row, Soham, CB7 5AY

**CHEFFINS**



## Orchard Row

Soham,  
CB7 5AY

- Mid Terrace House
- 2 Bedrooms
- Lounge/Dining Room, Kitchen & Conservatory
- Low Maintenance Garden
- Allocated Parking
- Ideal First Time Purchase
- Freehold / Council Tax Band B / EPC Rating E

A well presented mid terrace house situated in the sought after Town of Soham.

Accommodation comprises ground floor entrance lobby, living/dining room, kitchen, conservatory, 2 first floor bedrooms and bathroom to complete the accommodation.

Outside the property benefits from a low maintenance garden to rear and an allocated parking space.



**Guide Price £230,000**





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A14 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 LOBBY

With front entrance door, fuse board and door to:

## LIVING / DINING ROOM

With double glazed window to front, laminate flooring, electric radiator, door to:

## KITCHEN

Fitted with a range of base and eye level storage units with work surfaces over, stainless steel sink with mixer tap, integrated 4-ring hob, oven and overhead stainless steel extractor fan, tiled splashback, space for fridge/freezer and washing machine, laminate flooring, door to conservatory.

## CONSERVATORY

Of brick and upvc construction with vinyl flooring and French doors leading into the garden.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

With fitted bedroom furniture including double wardrobe, ceiling fan, double glazed window to the front.

## BEDROOM 2

With double glazed window to rear, ceiling fan, electric radiator and storage cupboard.

## BATHROOM

With side panelled 'P' shaped bath with overhead shower, low level WC, wash hand basin with mixer tap, tiled splashback surrounding, tiled flooring.

## OUTSIDE

There is a gravelled garden to front with a path leading to the front door.

The rear of the property is enclosed by wooden fence panels with a decking area leading to an astro turf lawn. There is gated access to the rear of the garden leading to the parking space.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



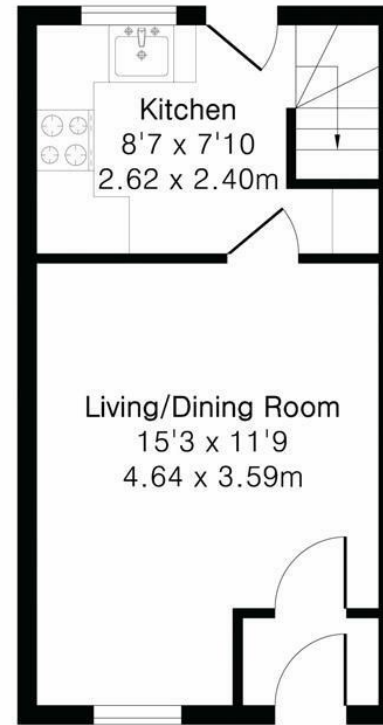




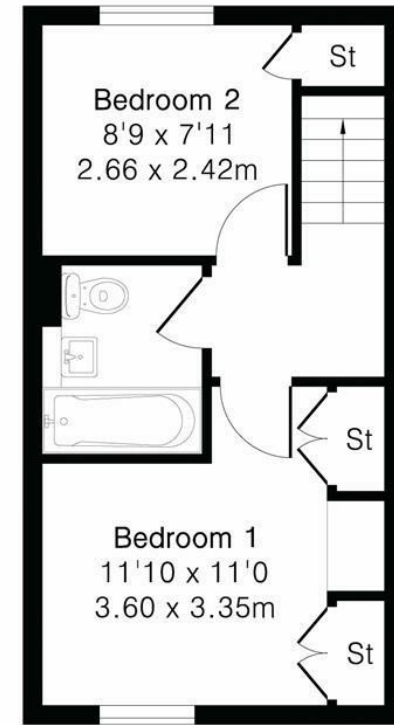
**Approximate Gross Internal Area 552 sq ft - 52 sq m**

Ground Floor Area 276 sq ft – 26 sq m

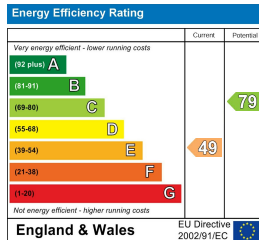
First Floor Area 276 sq ft – 26 sq m



Ground Floor



First Floor



Guide Price £230,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



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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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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