



Covell Corner, The Shade, Soham, CB7 5DE

CHEFFINS

Covell Corner, The Shade

Soham,
CB7 5DE

- Semi-Detached Home
- 3 Bedrooms
- Kitchen/Dining Room & Living Room
- Garden to Rear
- Popular Location
- Freehold / Council Tax Band B / EPC Rating B

We are pleased to market this well presented 3 bedroom semi-detached family home, benefitting from a kitchen/dining room, living room, a low maintenance garden and parking, situated in this sought after location within walking distance to The Shade Primary School.



Guide Price £275,000





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 stairs leading to the first floor landing, laminate flooring, door to:

LIVING ROOM

With full length double glazed window to the front, television point, laminate flooring.

CLOAKROOM

With extractor fan, low level WC, wash hand basin with separate taps, tiled splashback and laminate flooring.

KITCHEN / DINING ROOM

With full length double glazed window to the rear, French doors leading to the garden, extractor fan, wall mounted gas boiler, wall and base matching units with worktop space, integrated stainless steel sink with mixer tap, space for washing machine and dishwasher, built in oven, integrated 4-ring gas hob with extractor hood above, space for fridge/freezer, storage cupboard, laminate flooring with under floor heating, double doors to garden

FIRST FLOOR LANDING

With loft hatch, over stairs storage cupboard housing the pressurised water tank. Door to:

BEDROOM 1

With full length double glazed window to the front, television point.

BEDROOM 2

With full length double glazed window to the rear and television point.

BEDROOM 3

With double glazed window to the front.

BATHROOM

With opaque double glazed window to the rear, spotlight features, extractor fan, panelled bath with overhead shower and tiled splashback surrounding, low level WC with integrated flush, wash hand basin with mixer tap and tiled splashback, heated towel rail and laminate flooring.

OUTSIDE

The property is set back from the main

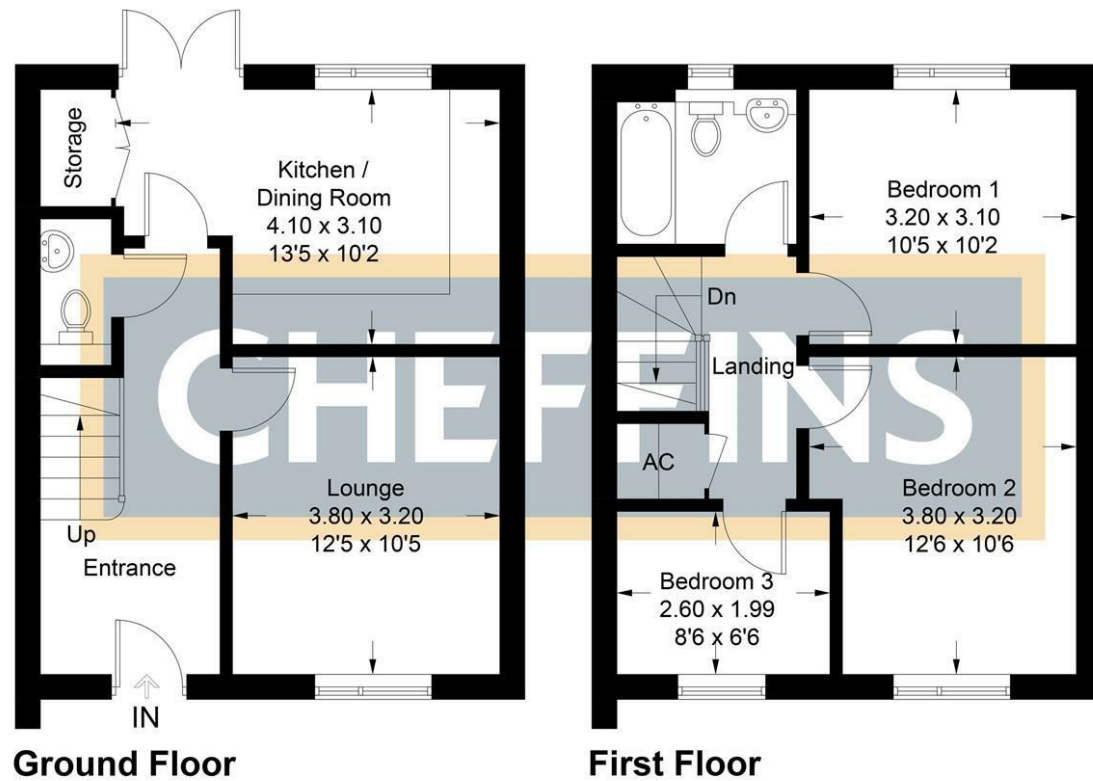
road with footpath leading to the front entrance. There is a garden to rear which is enclosed by timber fence panels, is predominantly laid to lawn with a paved patio, stone border, side gated access leading to the front and gated access to the rear. There are two allocated parking spaces with visitor spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Approximate Gross Internal Area = 77.34 sq m / 832.48 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Guide Price £275,000

Tenure - Freehold

Council Tax Band - B

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. (ID1223511)

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

