



Brook Street, Soham, CB7 5AE

**CHEFFINS**

## Brook Street

Soham,  
CB7 5AE

- Detached Bungalow
- Non Estate Location
- 3 Double Bedrooms
- Spacious Kitchen / Dining Room
- Lounge & Utility
- Driveway, Garage & Gardens
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

A spacious and pleasantly situated detached bungalow offered for sale with no upward chain. Accommodation comprises entrance hall, lounge, spacious kitchen/dining room, utility, cloakroom, 3 double bedrooms and bathroom, together with driveway, garage and gardens.



**Guide Price £350,000**





## 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 outside, access to loft, 2 radiators.

## KITCHEN / DINER

With 2 double glazed windows to side aspect, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, cooker space and extractor hood, built-in cupboard, radiator. Archway to:

## LOUNGE

With double glazed windows to front and side aspects, open fireplace with marble hearth, 2 radiators.

## UTILITY

With double glazed window to rear aspect and door to outside, oil fired central heating boiler, range of base level storage units with work surfaces, stainless steel sink unit and drainer, plumbing for washing machine, radiator.

## CLOAKROOM

With low level WC, pedestal hand wash basin, double glazed window to rear aspect, radiator.

## BEDROOM 1

With double glazed windows to front and side aspects, radiator.

## BEDROOM 2

With double glazed window to side aspect, radiator.

## BEDROOM 3

With double glazed window to side aspect, radiator.

## BATHROOM

With double glazed window to rear aspect, suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower cubicle, radiator.

## OUTSIDE

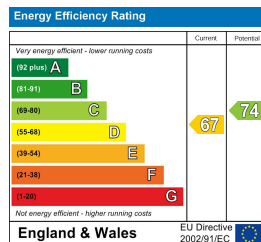
To the side of the bungalow is a block paved driveway providing ample off street parking and leading to a single garage with metal up and over door. There is a garden to the rear which offers an excellent degree of privacy.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £350,000

Tenure - Freehold

Council Tax Band - D

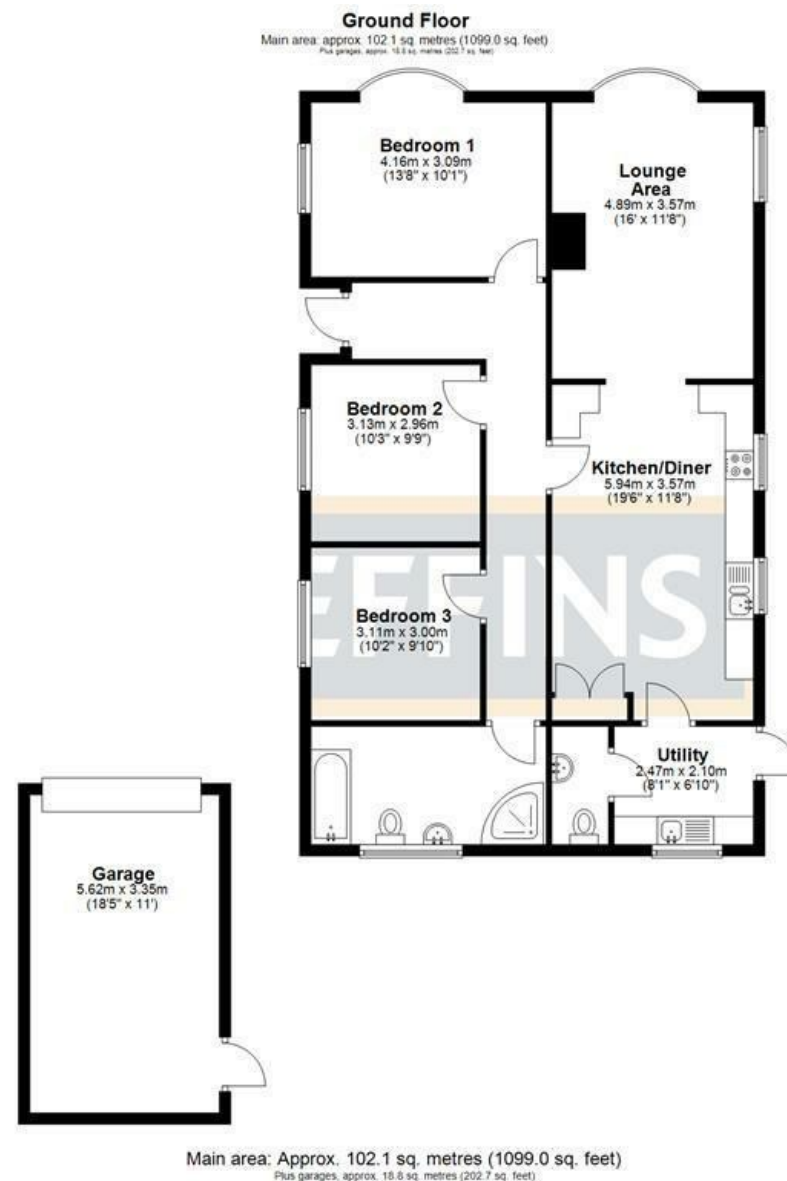
Local Authority - East Cambs District Council

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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