



Fordham Road, Soham, CB7 5FP

CHEFFINS

Fordham Road

Soham,
CB7 5FP

3 2 1

Guide Price £300,000

- Modern End of Terrace Family Home
- 3 Bedrooms (1 Ensuite)
- Generous Kitchen / Diner
- Garden to Rear
- Off Road Parking & Single Garage
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are pleased to offer to the market this modern end of terrace family home located in the popular Town of Soham.

The property comprises of entrance hall, generous kitchen/diner, lounge, ground floor cloakroom, 3 good size bedrooms with the master benefitting from an ensuite shower room, plus a family bathroom to complete the accommodation.

Outside the property there are gardens to front and side, as well as an enclosed mainly laid to lawn rear garden with decked patio, together with off road parking and a single garage on block.

The property further benefits from being offered for sale with no upward chain and for further information please contact us today.





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, stairs to first floor, radiator.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, window to front, doors to the side leading to the garden, integral double oven, 4-ring gas hob with extractor hood over, plumbing for washing machine, space for tumble drier, space for American fridge/freezer, wall mounted boiler, under stairs storage cupboard, radiator.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, radiator.

LOUNGE

With windows to front and side, 2 radiators.

FIRST FLOOR LANDING

With built-in storage cupboard

plus an airing cupboard housing the hot water tank, access to part boarded loft.

BEDROOM 1

With window to front, built-in wardrobes, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, wash hand basin and shower cubicle, window to front, radiator.

BEDROOM 2

With window to front, radiator, built-in wardrobe.

BEDROOM 3

With window to side, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath, window to side, heated towel rail.

OUTSIDE

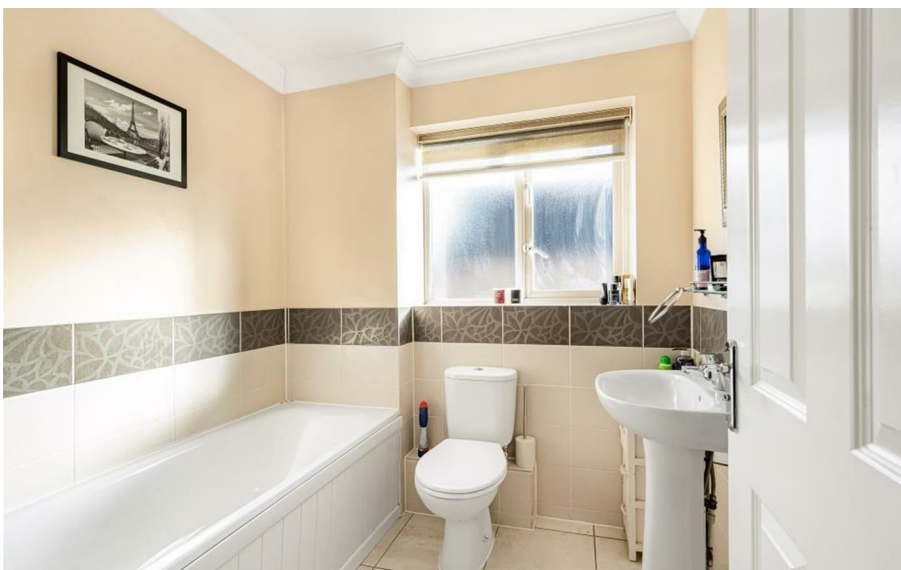
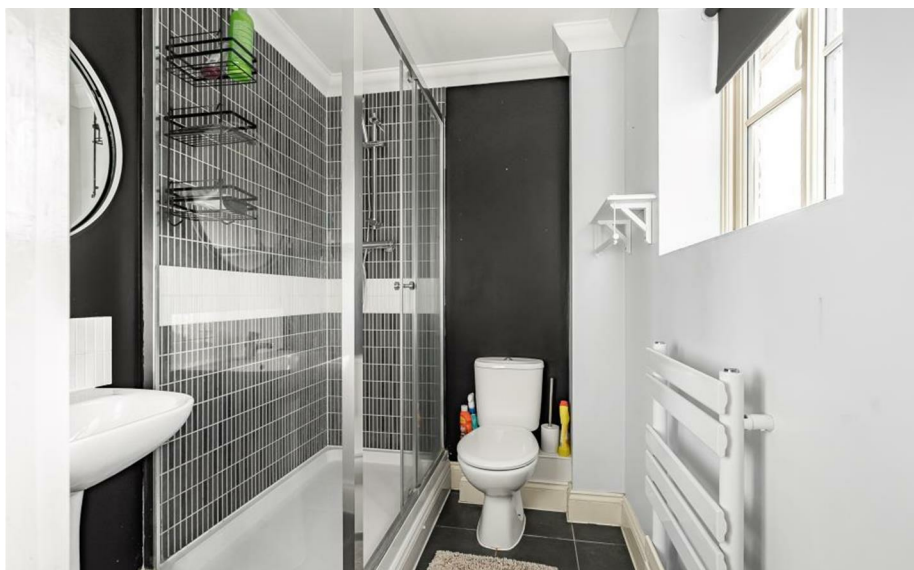
The property has gardens to


front and side enclosed by hedgerows. The rear garden is mainly laid to lawn with a decked patio and timber pergola. Gated access to the rear leads to a pathway which in turn leads to a single garage on block with up and over door.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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 £300,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – East Cambs District Council

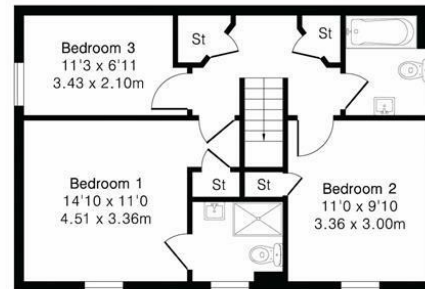


**Approximate Gross Internal Area 1016 sq ft - 94 sq m
(Excluding Garage)**

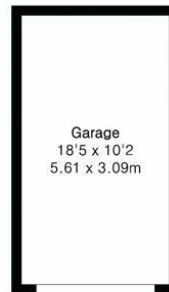
Ground Floor Area 508 sq ft - 47 sq m

First Floor Area 508 sq ft - 47 sq m

Garage Area 187 sq ft - 17 sq m



First Floor



Garage



Ground Floor



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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