



Nightall Road, Soham, CB7 5FE

**CHEFFINS**

# Nightall Road

Soham,  
CB7 5FE

- Modern End Of Terrace Home
- Off Road Parking
- Lounge / Diner
- Popular Town Location
- Front & Rear Garden
- FREEHOLD / COUNCIL TAX B / EPC C

Cheffins offer to the market this modern end of terrace home located in the popular town of Soham.

The property comprises of entrance hall, fitted kitchen, lounge/diner that provides access to the garden as well as two bedrooms to the first floor and a family bathroom.

Outside the property there are front and rear gardens, the rear being mainly laid to lawn and there is parking for two vehicles at the very rear of the property.

To fully appreciate all that is on offer an early viewing is highly recommended.

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**Offers In Excess Of £200,000**





## 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

Door to front and radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, plumbing for washing machine, integral single oven, 4 ring gas hob with extractor hood over, space for fridge/freezer, stainless steel sink with mixer tap over, tiled floor and window to the front.

## LOUNGE / DINER

Doors to rear leading to the Garden, windows to the rear, stairs leading up to the first floor, radiator and oak flooring.

## FIRST FLOOR LANDING

Loft access and doors to Bedrooms and Bathroom.

## BEDROOM 1

Window to the rear, radiator, built in wardrobe and cupboards.

## BEDROOM 2

Window to the front and radiator.

## BATHROOM

Fitted with a three piece suite

comprising of low level WC, wash hand basin, panelled bath with shower over and shower screen, heated towel rail, airing cupboard housing the boiler and window to the front.

## OUTSIDE

To the front of the property there is a small low maintenance Garden with a path leading to the front door.

The rear Garden is mainly laid to lawn with a paved patio, gated access at the rear and parking for two cars beyond the Garden.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



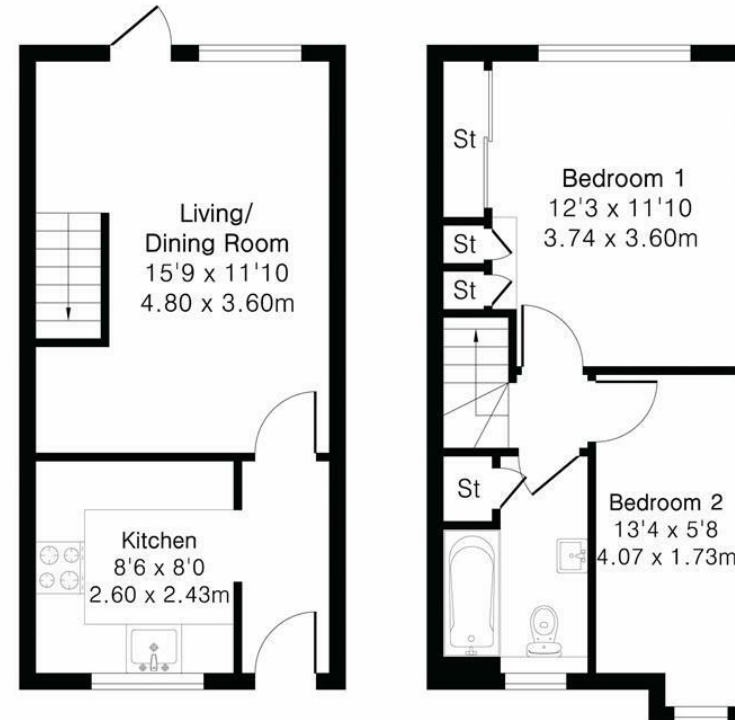




**Approximate Gross Internal Area 586 sq ft - 54 sq m**

Ground Floor Area 291 sq ft – 27 sq m

First Floor Area 295 sq ft – 27 sq m



Ground Floor

First Floor

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 88        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

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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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