



East Fen Common, Soham, CB7 5JJ

**CHEFFINS**



## East Fen Common

Soham,  
CB7 5JJ

- Detached Bungalow
- 4 Bedrooms
- Living Room, Kitchen/Dining Room & Utility Room
- Wet Room & Bathroom
- Double Garage & Parking
- Gardens to Front & Rear
- Overlooking Common Land
- Freehold / Council Tax Band E / EPC Rating E

A character detached bungalow situated towards the edge of the well served Town of Soham overlooking common land.

Accommodation comprises entrance hall, living room, kitchen/dining room, utility area, 4 bedrooms, bathroom and wet room.

Outside the property benefits from off road parking to the front, which leads to the double garage, together with an enclosed garden to the rear.

4 2 2

**£445,000**





## 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 HALL

With front entrance door, radiators, airing cupboard, access to loft, door to:

## LIVING ROOM

With double glazed window to front, radiator, feature fireplace. Door to:

## KITCHEN / DINING ROOM

With a range of matching wall and base level units, worktop space, integrated 1 1/4 sink with mixer tap, integrated oven and grill, 4-ring integrated electric hob with overhead extractor hood, built-in microwave, breakfast bar, tiled flooring double glazed window to rear, sliding doors leading to the garden. Door to:

## UTILITY AREA

With base and wall units, worktop space, space for tumble dryer and washing machine, double glazed window to rear, door to garden, vinyl flooring, radiator. Door to:

## WET ROOM

With shower section, opaque double

glazed window to the rear, low level WC, wash hand basin with mixer tap, tiled splashback surrounding, extractor fan, vinyl flooring.

## BEDROOM 1

With built-in wardrobes, double glazed window to front, radiator.

## BEDROOM 2

With double glazed window to front, radiator, wardrobes with sliding doors.

## BEDROOM 3

With double glazed window to rear, radiator, wardrobes with sliding doors.

## BEDROOM 4

With double glazed window to rear, radiator,

## BATHROOM

With shower cubicle, side panelled bath tub, wash hand basin with storage units and worktop space, low level WC, heated towel rail, double glazed window to the rear, tiled splashback and flooring.

## OUTSIDE

Gates lead to a block paved driveway area. The front garden is laid to lawn with a gravelled section, trees, greenery and picket fence, together with a garage having an up and over door and power connected. The front overlooks the Common.

The rear garden is enclosed by hedging and is laid to lawn with patio area and outside stables.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





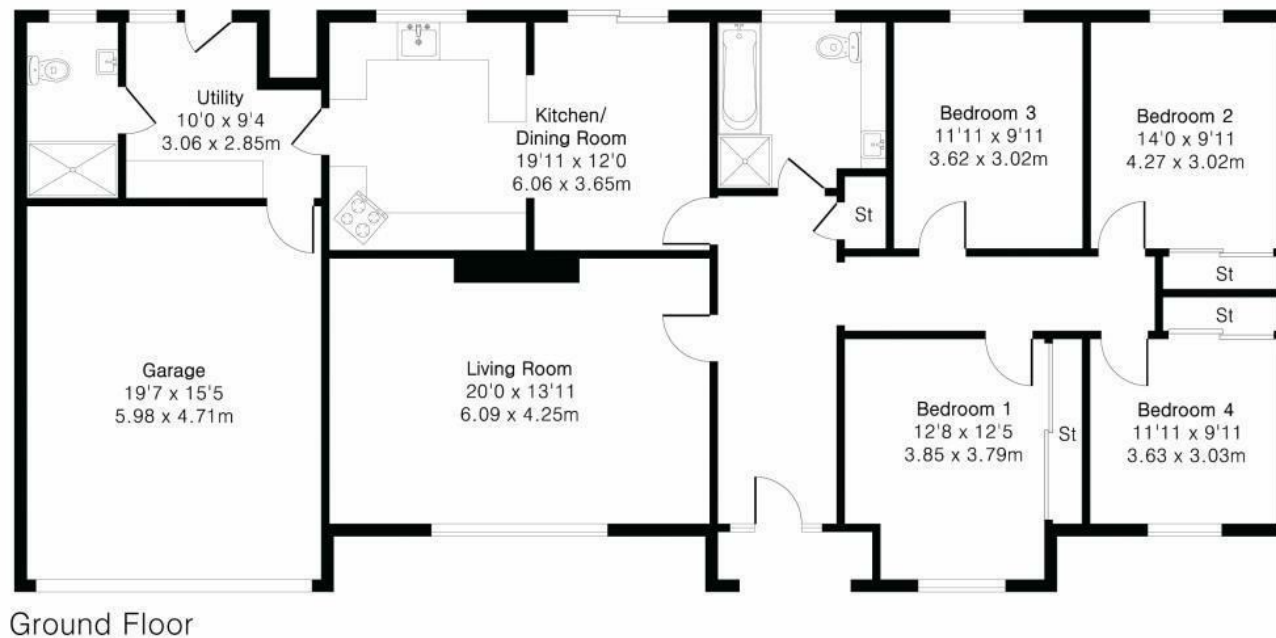






**Approximate Gross Internal Area 1473 sq ft - 137 sq m  
(Excluding Garage)**

Garage Area 303 sq ft – 28 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	81
EU Directive 2002/91/EC		

£445,000

Tenure - Freehold

Council Tax Band - E

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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