



Campion Close, Soham, CB7 5FX

CHEFFINS

Campion Close

Soham,
CB7 5FX

- No Forward Chain
- Ideal First Time Buy or Investment Property
- 1 Double Bedroom
- Off Road Parking
- Garden to Front
- Freehold / Council Tax Band A / EPC Rating D

Cheffins offer to the market this 1 bedroom 'Q' type property situated in the popular Town of Soham.

The property offers a lounge and kitchen to the ground floor with a bathroom and a bedroom to the first floor. Outside there is a garden to front, together with an allocated off road parking space.

This property is offered for sale with no forward chain and viewing is by appointment.



Guide Price £170,000





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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

LIVING ROOM

With front entrance door, window to front, electric fireplace, stairs leading to the first floor.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for freestanding oven, plumbing for washing machine, space for under counter fridge, built-in storage cupboard under the stairs, tiled splashbacks, window to side, sink with mixer tap, electric wall heater,

FIRST FLOOR LANDING

With window to side, electric storage heater, loft hatch.

BEDROOM

With window to front, electric wall mounted heater, airing cupboard housing hot water tank, freestanding wardrobes.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment over and shower screen, window to side, electric wall mounted heater, tiled splashbacks, extractor fan.

OUTSIDE

There is a garden to front which is mainly laid to lawn with mature hedegrow and plants to borders.

To the rear there is an off road parking space.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		91
(71-81) B		
(59-80) C		
(51-68) D		
(39-54) E		
(21-38) F		63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £170,000

Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambridgeshire County 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>.

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.



Total area: approx. 43.4 sq. metres (467.0 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp



CHEFFINS