



CHEFFINS

Kents Lane, Soham, CB7 5DX

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Soham,
CB7 5DX

- 2 Double Bedrooms
- Lounge & Kitchen Diner
- Ground Floor Bathroom
- Garden to Rear
- Refurbishment Required
- No Upward Chain
- Freehold / Council Tax Band A / EPC Rating D

Cheffins bring to the market this 2 double bedroom end of terrace cottage, located in the popular Town of Soham.

The property comprises of lounge, kitchen/diner, rear lobby and ground floor bathroom, whilst the first floor offers 2 double bedrooms. There is a small garden to front and the rear offers an enclosed mainly laid to lawn garden.

This property is offered for sale with no upward chain and does require refurbishment.

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Guide Price £190,000





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.

LOUNGE

With door to front, window to front, radiator. Leading through to:

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, window to rear, single oven, 4-ring electric hob with extractor hood over, stainless steel sink, door through to:

REAR LOBBY

With door to side, utility cupboard housing the boiler and plumbing for washing machine. Leading through to:

GROUND FLOOR BATHROOM

Fitted with a 3-piece suite comprising of low level WC, pedestal hand basin and panelled bath with shower attachment over, window to rear, radiator

FIRST FLOOR LANDING

BEDROOM 1

With fitted wardrobes and bedroom furniture, window to front, radiator.

BEDROOM 2

With with window to rear, access to loft, radiator.

OUTSIDE

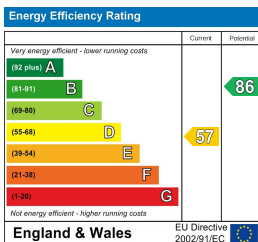
The rear garden is mainly laid to lawn with a paved patio, whilst the front has a small graveled garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £190,000

Tenure - Freehold

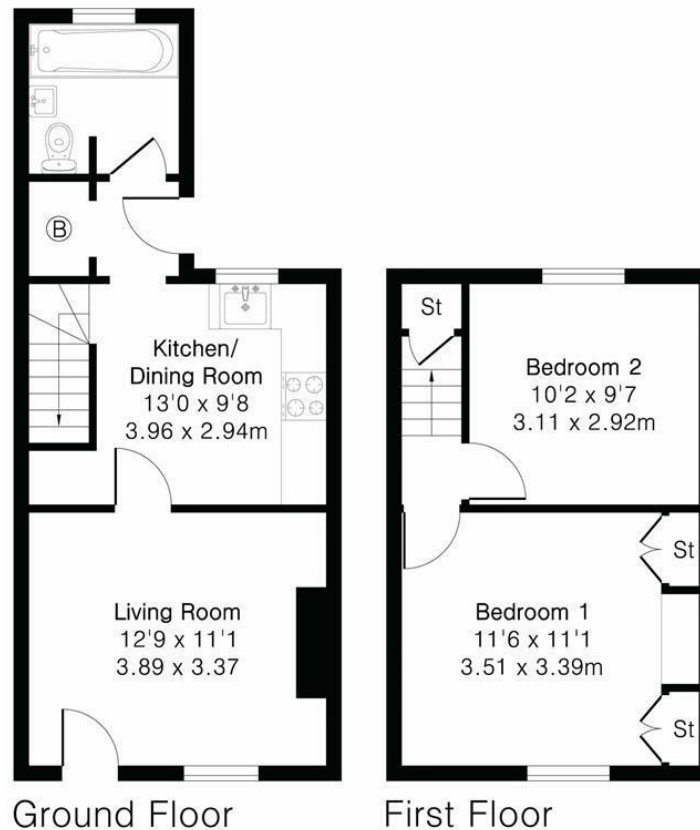
Council Tax Band - A

Local Authority - East Cambs District Council

Approximate Gross Internal Area 621 sq ft - 57 sq m

Ground Floor Area 348 sq ft - 32 sq m

First Floor Area 273 sq ft - 25 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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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.