Valerian Gardens, Soham, CB7 5WR

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Soham,
CB7 5WR

4 2 1

Guide Price £325,000

- No Forward Chain
- 4 Bedrooms
- Ensuite To Bedroom 1
- Kitchen / Dining Room
- Off-Road Parking
- Freehold / Council Tax Band C / EPC Rating B

** No Onward Chain **

Cheffins offer to the market this modern, well presented, end of terrace family home located in the popular village of Soham.

This property offers deceptive accommodation over 2 floors to include an entrance hall, cloakroom, kitchen diner with fully fitted appliances, living room providing access to the garden, 4 bedrooms to the first floor with bedroom 1 benefitting with an ensuite along with a family bathroom. Outside there is a front and rear garden with the rear being laid to artificial grass with gated access whilst the front provides off-road parking for 2 cars.

This property is available to view by appointment only.

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 HALLWAY
With door to front, radiator, stairs rising to first floor.

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

LIVING ROOM
With two windows to front, two radiators, electric freestanding fireplace, patio doors to side providing access to garden

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, integral dishwasher, integral washing machine, four-ringed gas hob with stainless steel extractor hood over, stainless steel wink with mixer tap over, integrated fridge/freezer, boiler, two windows to front, bay window to side, two radiators.

FIRST FLOOR LANDING
With loft access, airing cupboard housing the hot water tank.

BEDROOM 1
With two windows to front, window to side, radiator, fitted wardrobes. Door to...

BATHROOM
Fitted with a three-piece suite comprising floating low level WC, floating wash hand basin, panelled bath with shower over, heated towel rail.

BEDROOM 2
With window to front, radiator.

BEDROOM 3
With window to side, radiator.

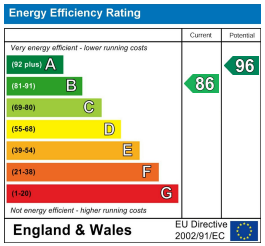
BEDROOM 4
With window to front, radiator.

ENSUITE
Fitted with a three-piece suite comprising floating low level WC, floating wash hand basin, shower cubicle, tiled splashbacks, heated towel rail.

OUTSIDE
To the front there is a driveway providing two off-road parking spaces whilst the rear is laid to artificial grass with paved patio, timber shed and gated access to front.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

Oliver
HAKUNA MATATA



Guide Price £325,000

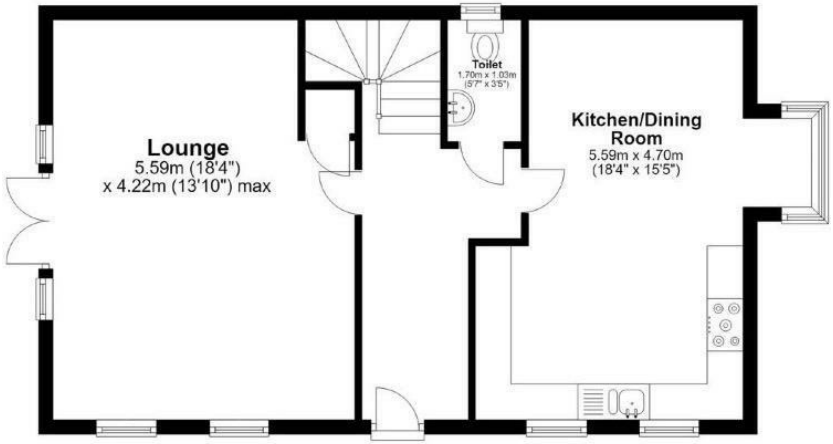
Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Ground Floor

Approx. 55.0 sq. metres (592.5 sq. feet)



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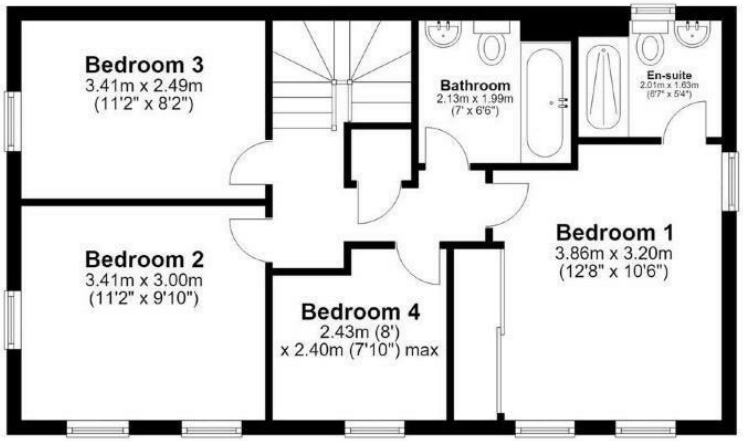
First Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.