



Kings Parade, Soham, CB7 5AR

CHEFFINS

Kings Parade

Soham,
CB7 5AR

- Detached Bungalow
- 3 Bedrooms
- Lounge & Conservatory
- Shower Room & Bathroom
- Garage & Ample Parking
- Enclosed Garden
- Central Location
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating E

Cheffins are pleased to offer to the market this detached bungalow situated in a central location within the popular Town of Soham

Accommodation comprises sitting room, conservatory, kitchen, 3 bedrooms, shower room and bathroom, together with a single garage, ample parking and enclosed garden.

Offered for sale with the benefit of no upward chain.

3 2 1



Guide Price £300,000



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

With door to front aspect, radiator, laminate flooring, loft hatch, door to:

SITTING ROOM

With 2 double glazed windows to front, gas fireplace, laminate flooring, radiator.

KITCHEN

With double glazed window to side, wall and base level storage units with worktop space, integrated stainless steel sink with mixer tap, wall mounted boiler, space for fridge/freezer, washing machine, dishwasher and tumble drier, tiled splashbacks, laminate flooring.

BEDROOM 1

With double glazed window to front, radiator.

BEDROOM 2

With double glazed window to rear, radiator.

BEDROOM 3

With double glazed window to rear, radiator, laminate flooring.

SHOWER ROOM

With shower cubicle, wash hand basin, low level WC, tiled splashback surrounding, heated towel rail, tiled flooring, 2 storage cupboards.

CONSERVATORY

With French doors to rear, door to side, radiator, tiled flooring. Door through to:

BATHROOM

With panelled bath, low level WC, wash hand basin, radiator, tiled splashback, tiled flooring.

OUTSIDE

The property is situated with a n attractive lawned front garden with pathway leading to the front door. A driveway provides ample parking and there is also gated access into the rear garden. The rear garden is fully enclosed by wooden fence panels and is predominantly laid to lawn. The drive continues into the rear garden (fenced off) and leads to a large single garage with electricity connected and single glazed window to rear. There is a separate garden

section which is enclosed and laid to lawn with greenhouse and a variety of greenery.

VIEWING ARRANGEMENTS

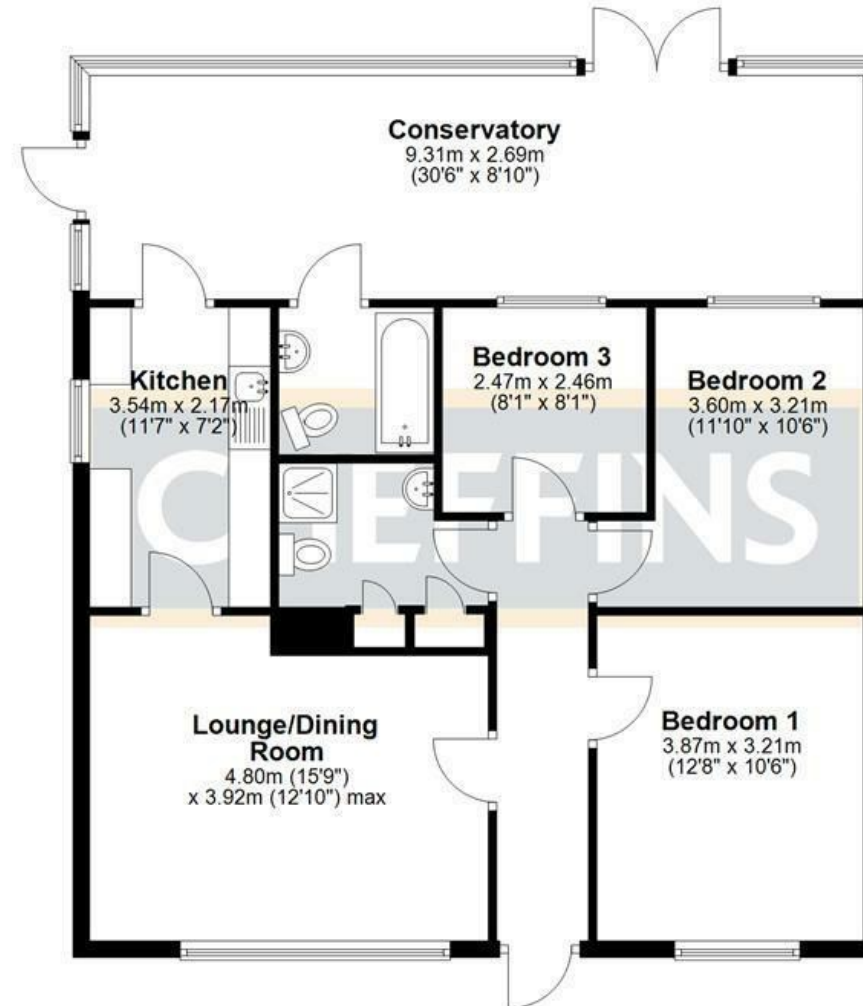
Strictly by appointment with the Agents.





Ground Floor

Approx. 96.6 sq. metres (1039.8 sq. feet)



Total area: approx. 96.6 sq. metres (1039.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	53	64
EU Directive 2002/91/EC		

Guide Price £300,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District 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.

