



East Fen Common, Soham, CB7 5JH

**CHEFFINS**



# East Fen Common

Soham,  
CB7 5JH

3 2 2

**Guide Price £335,000**

- Semi Detached Cottage
- Character Features Such as Exposed Brick Walling & Beams
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen / Dining Room & Utility Room
- Off Road Parking
- Rear Garden Backing onto Common Land
- Freehold / Council Tax Band A / EPC Rating TBC

A character semi detached cottage situated in the well served Town of Soham.

Accommodation comprises entrance porch, sitting room, snug, kitchen/dining room, utility room, downstairs bedroom 3, shower room and family bathroom. 2 first floor bedrooms complete the accommodation.

Outside the property benefits from off road parking to the front, together with an enclosed hard landscaped garden to the rear backing onto common land.







## 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 PORCH**

With front entrance door, shelving, brick flooring, door leading through to:

**SITTING ROOM**

With double glazed window to front, stairs rising to the first floor, brick feature fireplace with wood burner, exposed beams. radiator, door to snug. Door leading through to:

**KITCHEN / DINING ROOM**

With skylight, spotlight features, double glazed window to rear, stable door leading into the garden, wall and base level storage units with wooden worktops, integrated sink with stainless steel mixer tap, island with integrated 4-ring electric hob and integrated oven, feature brick wall, wooden flooring, opening to:

**SNUG**

With continuing brick feature and shelving, radiator, exposed beams, wooden flooring.

**UTILITY ROOM**

With wall units and wooden worktop, space for washing machine, tumble drier and dishwasher, laminate flooring. door to:

**DOWNSTAIRS SHOWER ROOM**

With shower cubicle with tiled splashback, low

level WC, wash hand basin with mixer tap, radiator, laminate flooring, exposed brick, extractor fan.

**BEDROOM 3**

With double glazed window to rear, wall mounted fuse board, exposed beams, radiator. Opening to:

**DRESSING ROOM****BATHROOM**

With opaque double glazed window to front, freestanding bath, low level WC, heated towel rail, tiled splashback, airing cupboard housing the boiler, wooden flooring.

**FIRST FLOOR LANDING**

With airing cupboard.

**BEDROOM 1**

A dual aspect room with double glazed windows to front and rear, brick feature chimney breast, built-in storage and wardrobe, radiator.

**BEDROOM 2**

A dual aspect room with double glazed windows to front and rear, access to loft, radiator.

**OUTSIDE**

To the front the property has a lawned garden and off road parking. To the rear of the property there is a garden which is fully enclosed by wooden fence panels and brick walling. The garden has a patio area and storage shed which has been insulated and has electricity leading to it. A gate leads out to common land.

**AGENTS NOTE**


The owner of the property is required to maintain a section of the common land the property backs onto.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





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



Guide Price £335,000  
 Tenure – Freehold  
 Council Tax Band – A  
 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>.

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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.

