



Avocet Grove, Soham, CB7 5GN

**CHEFFINS**



## Avocet Grove

Soham,  
CB7 5GN

- 3-Storey Townhouse
- Recently Re-Decorated
- 4 Bedrooms (1 Ensuite), Bathroom & Shower Room
- 2 Reception Rooms
- Garden to Rear
- Allocated Parking
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating C

A well appointed modern 3-storey townhouse benefitting with recent decoration throughout and with the advantage of being offered for sale with no upward chain and within walking distance to local primary schools. Accommodation includes 4 bedrooms (ensuite to bedroom 1), first floor family bathroom, second floor shower room, cloakroom, 2 reception rooms, rear garden and allocated parking.

4 3 2

**Guide Price £315,000**





## 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, stairs to first floor, radiator.

## CLOAKROOM

With low level WC, wash hand basin.

## LOUNGE

With double glazed window to front aspect, radiator, door through to:

## DINING ROOM

With French doors to rear garden, radiator, door through to:

## KITCHEN

Fitted with a range of base and eye level storage units, work surfaces and drawers, 1 1/4 stainless steel sink unit and drainer, fitted double electric oven, 4-ring hob with extractor hood above, integral dishwasher, tiled flooring, double glazed window and door to rear garden.

## FIRST FLOOR LANDING

With radiator, storage cupboard.

## BEDROOM 1

With double glazed window to front aspect, radiator.

## ENSUITE

With tiled shower cubicle, low level WC, vanity inset wash basin, radiator, double glazed window to front aspect,

## BEDROOM 2

With double glazed window to rear aspect, radiator.

## BATHROOM

With suite comprising panel bath with shower above, low level WC, pedestal hand basin, radiator, double glazed window to rear aspect.

## SECOND FLOOR

## SHOWER ROOM

With low level WC, shower cubicle, wash hand basin.

## BEDROOM 3

With 3 velux windows to rear aspect, radiator.

## BEDROOM 4

With double glazed window to front aspect, radiator.

## OUTSIDE

To the rear of the property you will find an enclosed garden with gated access leading to the driveway providing off road vehicular parking.

## AGENT NOTES

Tenure - freehold

Council Tax Band - C

Property Type - townhouse

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1313 according to the EPC

Parking - allocated parking

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - no

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' and 'data' is likely to be available for 1 out of the 4 main providers checked and limited for 3 out of the 4 main providers checked

Flood risk - according to Gov.uk there is a risk of surface water flooding of greater than 3.3% each year)

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





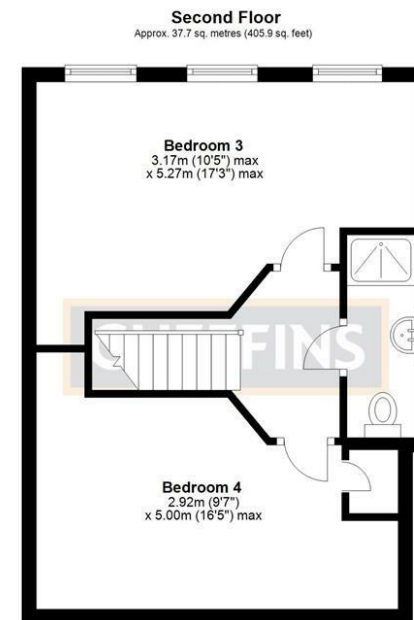
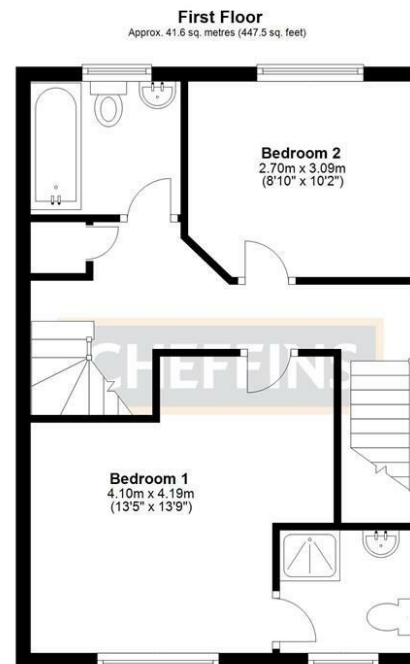
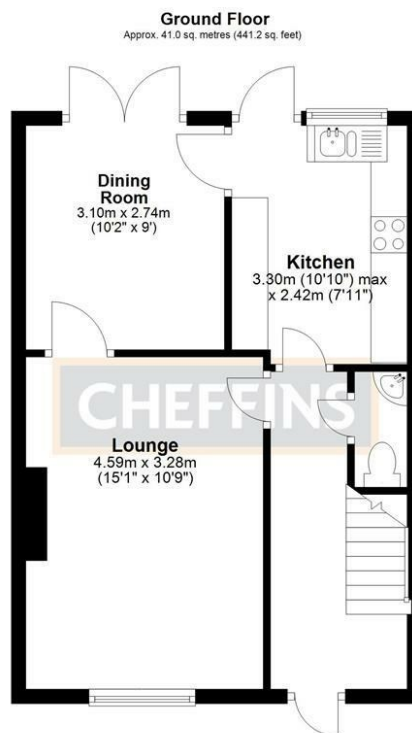
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 89        |
| (81-91) <b>B</b>                            | 79      |           |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council



Total area: approx. 120.3 sq. metres (1294.6 sq. feet)

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.