



West Drive Gardens, Soham, CB7 5EF

CHEFFINS

West Drive Gardens

Soham,
CB7 5EF

3 1 1

Guide Price £235,000

- Mid Terrace Family Home
- Living Room & Kitchen/Dining Room
- 3 Bedrooms
- Refitted Bathroom
- Enclosed Rear Garden
- Overlooking Allotments to the Rear
- Freehold / Council Tax Band B / EPC Rating C

Cheffins offer to the market this mid terrace family home situated in an established residential location with allotments to rear.

Accommodation comprises entrance hall, downstairs WC, living room to front and kitchen/dining room to rear providing access into the rear garden. On the first floor there are 3 bedrooms and a refitted family bathroom to complete the internal accommodation.

Outside there is a garden area to front which is enclosed by fencing and low brick wall, together with gated passageway access to side into the enclosed rear garden.

The property further benefits from gas central heating and double glazing. Viewing is strictly by appointment only.





LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A14 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, double glazed window to front aspect, stairs to first floor with understairs storage space, storage cupboard, radiator.

LIVING ROOM

With double glazed window to front aspect, inset ceiling spotlights, radiator.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer with mixer tap, tiled splashbacks, space for freestanding oven with extractor hood above, space and plumbing for washing machine, tumble dryer and dishwasher, space for upright fridge/freezer, shelved storage cupboard, double glazed window to rear aspect, double glazed door to rear aspect providing access into the rear garden.

CLOAKROOM

With 2-piece suite comprising low level WC and corner wash hand basin with mixer tap, heated towel rail, double glazed window to rear aspect.

FIRST FLOOR LANDING

With access to loft having a pull-down ladder, shelved storage cupboard, further cupboard housing the Baxi gas fired boiler.

BEDROOM 1

With double glazed window to rear aspect, built-in storage cupboard, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to front aspect, built-in bulkhead cupboard, radiator.

BATHROOM

Fully tiled and fitted with a 3-piece suite comprising corner shower cubicle, low level WC, wash basin in vanity unit with mixer tap and cupboards beneath, heated towel rail, extractor fan, double glazed window to rear aspect.

OUTSIDE

To the front of the property there is a garden area which is enclosed by fencing and low brick wall to front. A gated passageway to the side leads into the rear garden.

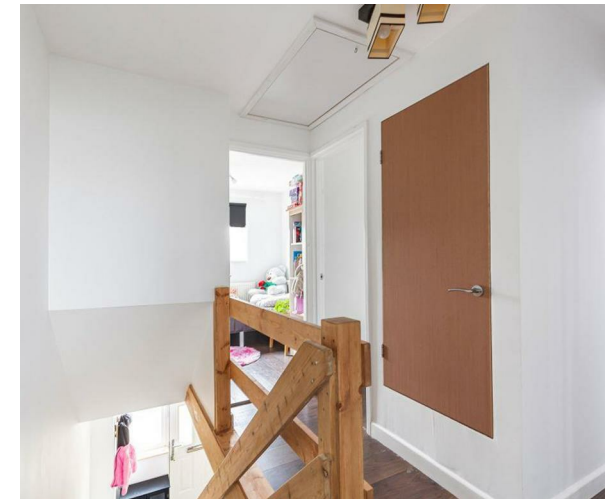
The rear garden is enclosed by timber fencing with an area of lawn, patio, outside power points and water tap.

AGENTS NOTE

To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, there may be a charge. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

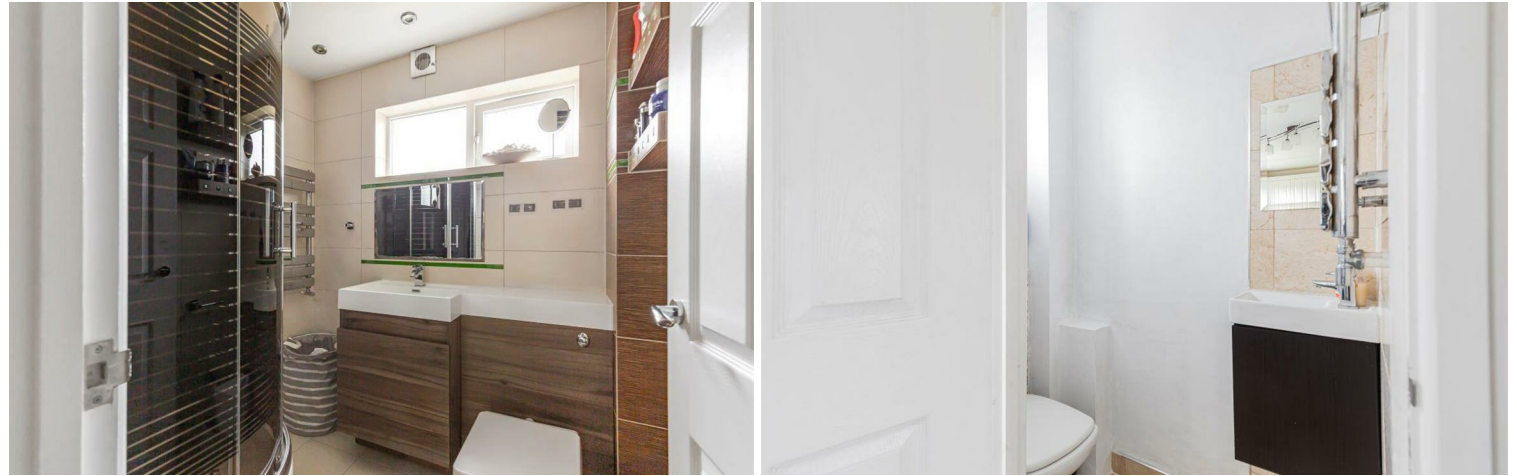
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £235,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambs District Council

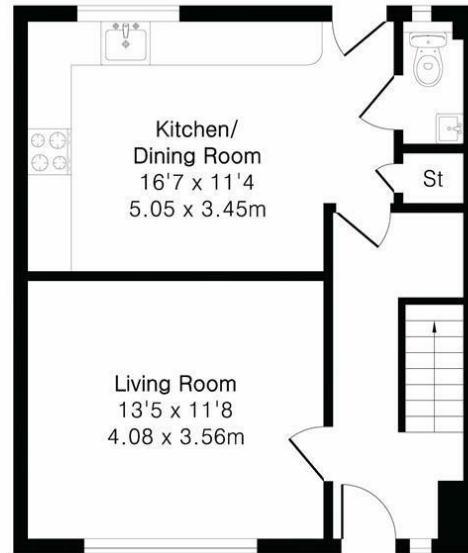




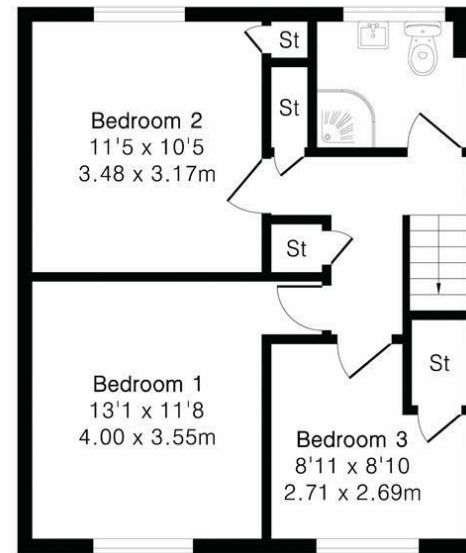
Approximate Gross Internal Area 926 sq ft - 86 sq m

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 463 sq ft – 43 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

[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.

