



Redshank Close, Soham, CB7 5FG

CHEFFINS

Redshank Close

Soham,
CB7 5FG

- Well Proportioned 4 Bedroom End-Of-Terrace Townhouse
- Cul-de-sac Location
- Immaculately Presented
- Two Reception Rooms
- Off-street Parking For Two Cars
- FREEHOLD / COUNCIL TAX C / EPC C

A smart, versatile 4 Bedroom home in a tucked-away cul-de-sac location. This end-terrace townhouse at Redshank Close offers the rare combination of modern layout, private garden, and parking for two, all just a short stroll from the heart of Soham.

The light-filled accommodation includes a first-floor living room, fourth bedroom, three further bedrooms including an ensuite to the principal, and a contemporary kitchen. With the train station, schools, shopping and amenities close by, this is an ideal move for families, professionals or downsizers alike.

Early viewing is highly recommended.

 4  3  2

Guide Price £289,995





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, storage cupboard, stairs leading to first floor.

GROUND FLOOR SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle.

UTILITY ROOM

Fitted with a range of base and wall units, storage cupboard, stainless steel sink, plumbing for utilities, door to side.

BEDROOM 3

With window to front, fitted wardrobes and radiator.

STUDY / BEDROOM 4

With window to rear and radiator.

FIRST FLOOR LANDING

With window to front and stairs rising to the second floor.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, sink with mixer tap over, gas hob with extractor hood over and window to front.

LOUNGE / DINER

With window to rear and radiator.

SECOND FLOOR LANDING**BEDROOM 1**

With window to rear, radiator and built in storage cupboard. Door to..

ENSUITE

Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle and window to rear.

BEDROOM 2

With storage cupboards, window to the front and radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower over.

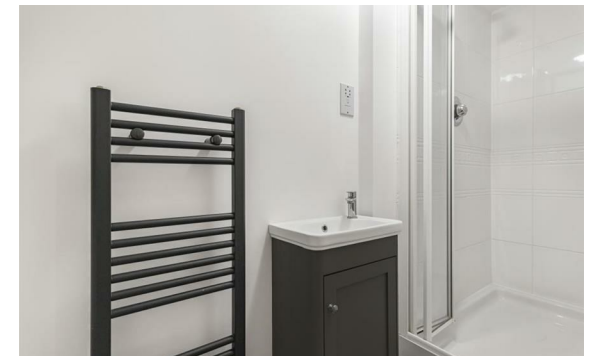
OUTSIDE

To the front of the property there is a driveway providing off-street parking for two cars.

Mainly paved, fully enclosed rear Garden with plants and shrubs to borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









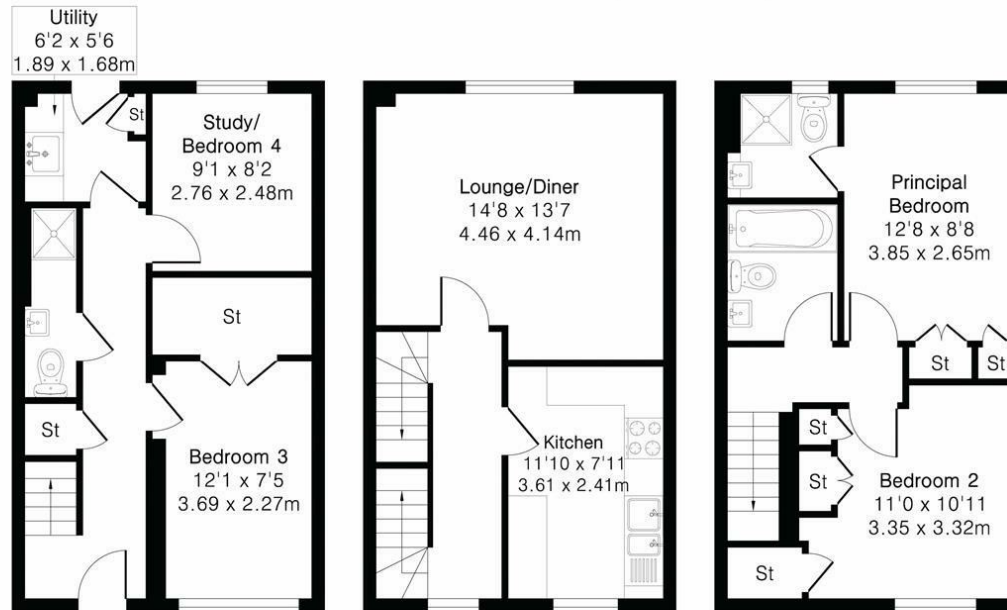
Approximate Gross Internal Area 1131 sq ft - 105 sq m

Ground Floor Area 377 sq ft – 35 sq m

First Floor Area 377 sq ft – 35 sq m

Second Floor Area 377 sq ft – 35 sq m

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	77	88
EU Directive 2002/91/EC		



Ground Floor

First Floor

Second Floor

Guide Price £289,995

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council



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.

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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.



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