

Teal Avenue, Soham, CB7 5UX

CHEFFINS

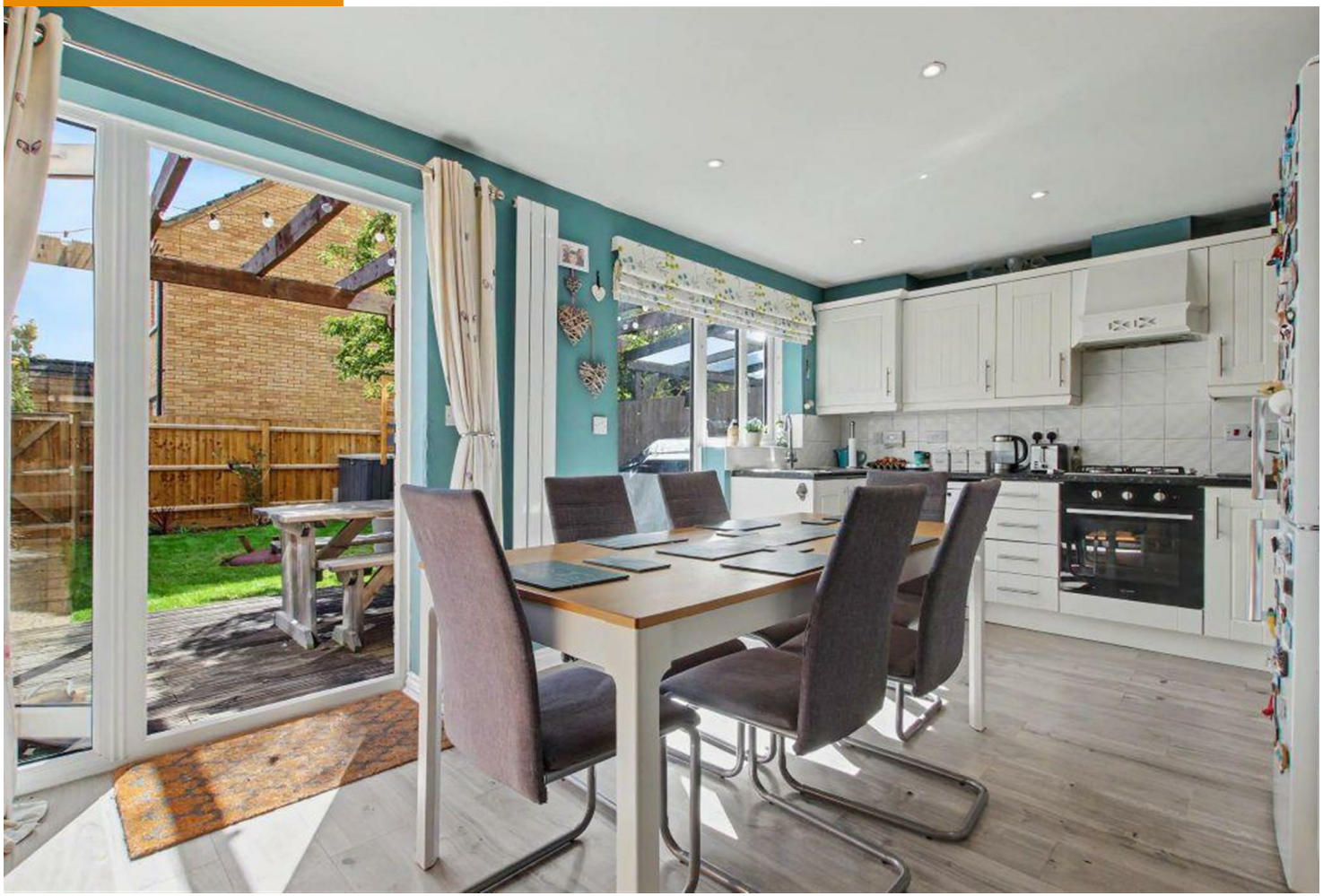
CHEFFINS

# Teal Avenue

Soham,
CB7 5UX

4 3 2

## Offers In Excess Of £290,000



- No Onward Chain
- Townhouse
- 4 Bedrooms
- 2 Bathrooms & Ensuite To Bedroom 1
- Parking Space & Garage
- Freehold / Council Tax Band C/ EPC Rating C

** No Onwards Chain **

Cheffins are delighted to market this well situated family townhouse located in a popular development in Soham.

The property offers accommodation across 3 floors with entrance hall, cloakroom, living room, kitchen diner, with 4 bedrooms over 2 floors with bedroom 1 benefitting with an ensuite along with a further family bathroom and shower room. Outside there is a enclosed gravelled front garden overlooking green and play park whilst the rear offers a fully enclosed rear garden with decking area, herbaceous borers and gated access leading to parking area for 1 vehicle and single garage with power.

To fully appreciate what's on offer, an early viewing is highly recommended.









## 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, stairs rising to first floor, radiator, wall-mounted fuse box, understairs storage.

**CLOAKROOM**
Fitted with a two-piece suite comprising low level WC, wash hand basin, radiator, extractor fan.

**LIVING ROOM**
With window to front, radiator.

**KITCHEN / DINING ROOM**
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, integrated oven, four-ringed gas hob with extractor fan over, space for washing machine, space for fridge/freezer, windows to rear, French doors to rear providing access to the garden, radiator.

**FIRST FLOOR LANDING**
With stairs rising to second floor, radiator, understairs storage, built-in cupboard.

**BEDROOM 1**
With window to front, radiator, fitted wardrobes. Door leading to...

**ENSUITE**
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, frosted window to front, radiator, extractor fan.

**BEDROOM 4**
With window to rear, radiator.

**BATHROOM**
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, frosted window to rear, extractor fan, radiator.

**SECOND FLOOR LANDING**
With radiator.

**BEDROOM 2**
With three Velux windows, radiator

**BEDROOM 3**
With window to front, radiator, over stairs storage cupboard, airing cupboard housing the pressurised hot water tank.

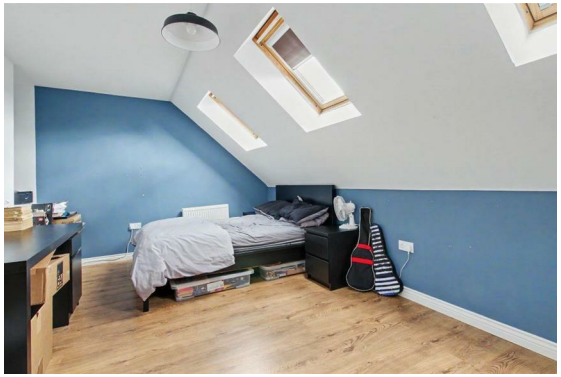
**SHOWER ROOM**
Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, radiator, extractor fan, loft hatch.

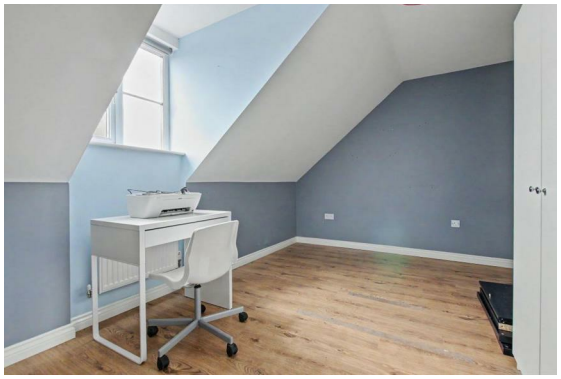
**OUTSIDE**
The front is enclosed by hedging with foot path and and stone gravelled front garden leading to front door overlooking green and play park. The rear is fully enclosed, mainly laid to lawn with decking area, variety of herbaceous borers, gated access leading to rear parking with 1 parking space and single garage with power.

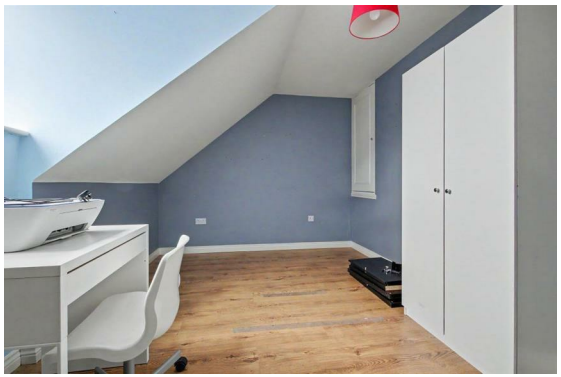
**AGENTS NOTE**
Please note that the garage is on a separate leasehold title.

Tenure - Leasehold
Length of Lease - 999 years from 1 September 2005

**VIEWING ARRANGEMENTS**
Strictly by appointment with the Agents.





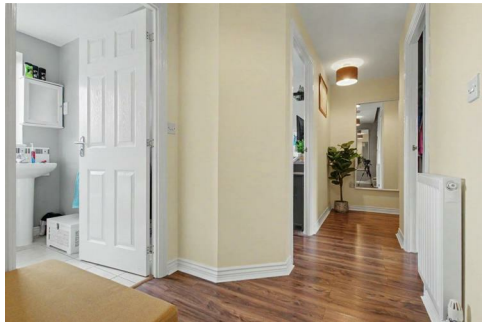


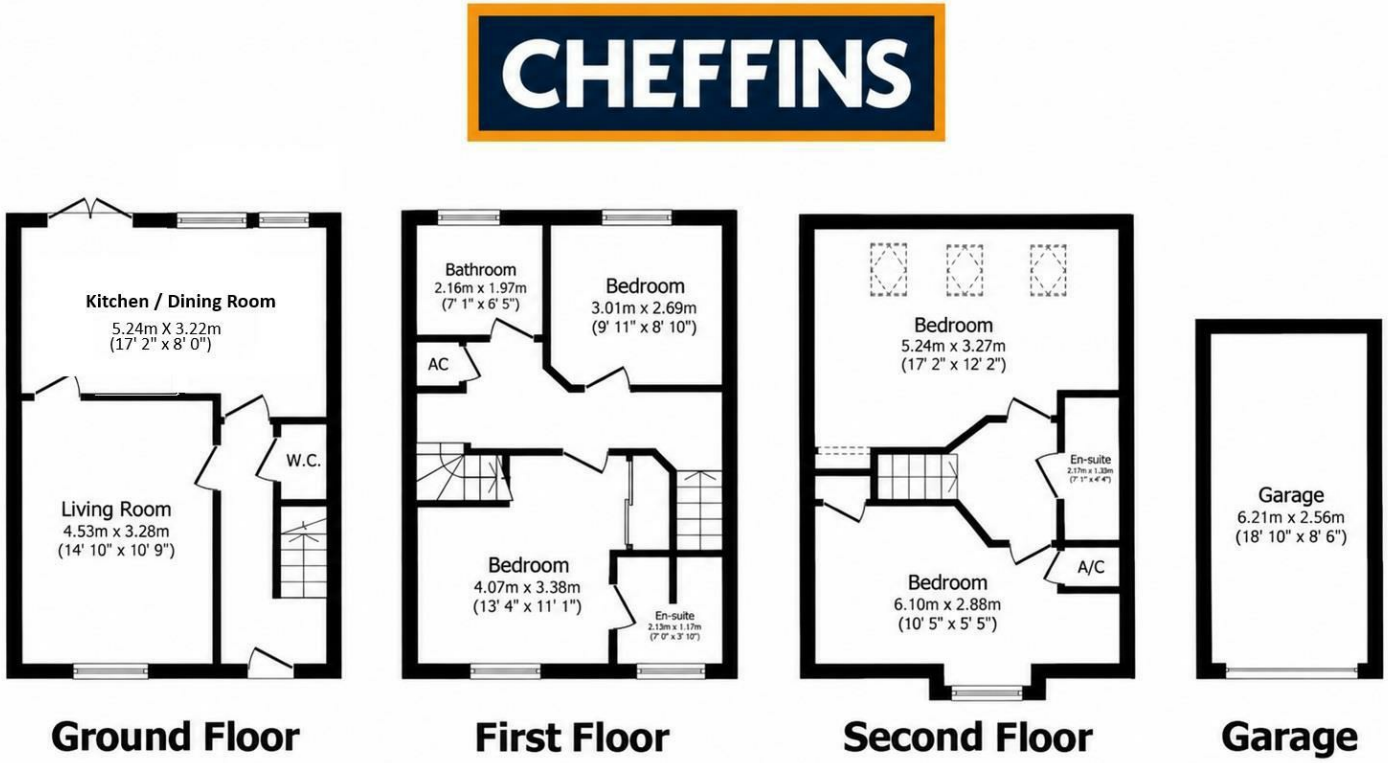


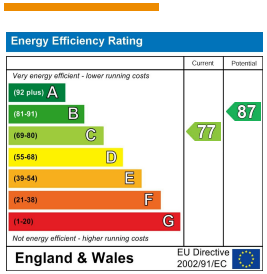











Offers In Excess Of £290,000

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 I 01353 654900 I cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

CHEFFINS