



67 Foxwood North

Soham, Ely, Cambs, CB7 5YR

Guide Price £290,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

The town has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Entrance Hall

Radiator. stairs to first floor. Coved ceiling with light point. Part double glazed Upvc entrance door. Part glazed door to:

Lounge Area - 4.67m x 4.44m (15'4" x 14'7")

Double glazed window to the front aspect. Radiator. Understairs storage cupboard.

Dining Area - 2.84m x 2.69m (9'4" x 8'10")

Double glazed windows to the rear garden. Radiator. Coved ceiling with ceiling light point. Glazed door to:

Kitchen - 2.64m x 2.64m (8'8" x 8'8")

Range of units at base and wall level with roll-top work surfaces. One and a half bowl sink with mixer tap. Tiled splash areas. Double glazed window to rear aspect. Double glazed door to side. Built-in single over with 4-ring gas hob and extractor above. Tiled splash areas Coved ceiling with light point. Space for upright fridge freezer. Space and plumbing for automatic washing machine.

Landing

Double glazed window to the side aspect. Coved ceiling with light point. Access to loft space. Cupboard housing gas fired boiler serving central heating and hot water with shelving.

Bedroom 1 - 3.78m x 3.56m (12'5" x 11'8")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bedroom 2 - 3.38m x 3.33m (11'1" x 10'11")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bedroom 3 - 2.29m x 1.85m (7'6" x 6'1")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 2.11m x 1.68m (6'11" x 5'6")

Panelled bath with mixer tap and shower attachment over and screen. Wash basin in vanity unit with cupboard under. Low level WC. Fully tiled. Radiator. Double glazed window to the rear aspect. Wood panelled ceiling with light point.

Outside

The front of the property is hard landscaped with covered porch to entrance door. There is parking for one vehicle in front of a detached brick built single garage that has up & over door, power and light.

The good-sized rear garden is laid mainly to lawn with two patio areas, flower and shrub borders and timber panelled fencing to boundaries.

Property Information

Local Council is East Cambridgeshire District Council

Council Tax Band is C

EPC Rating is 70 (C).

Broadband Estimated Speeds: Standard 15 mbps, Superfast 80 mbps & Ultrafast 1000 mbps.

Flood risk is low.

The vendor informs us there are no restrictive covenants, wayleaves, easements or rights of way.

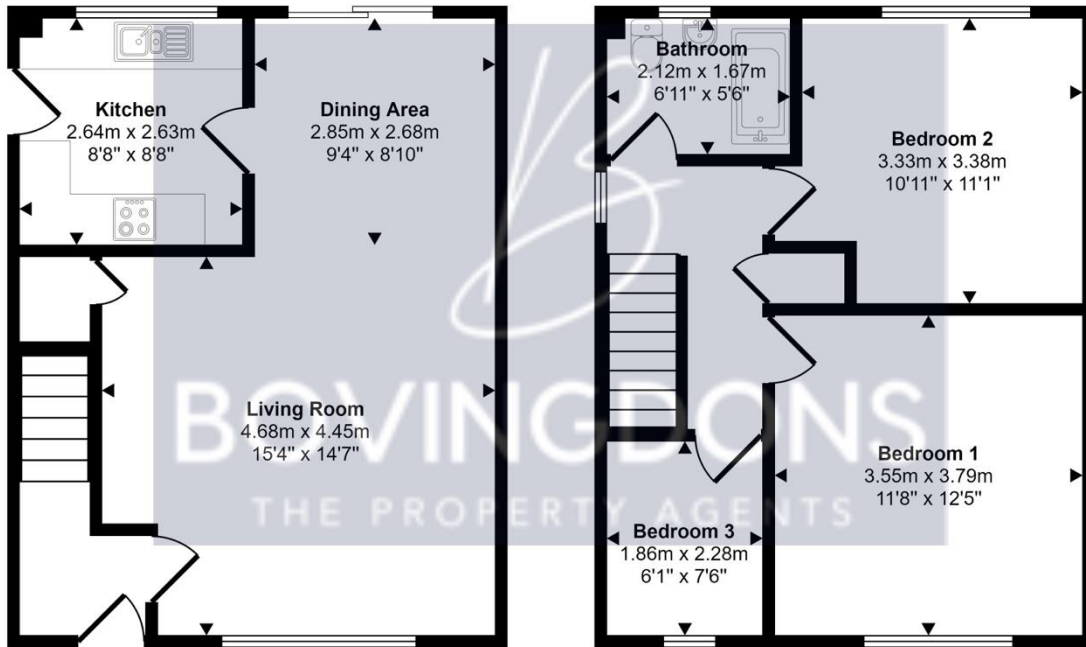
The property is Freehold.





Floor Plan

Approx Gross Internal Area
82 sq m / 883 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft

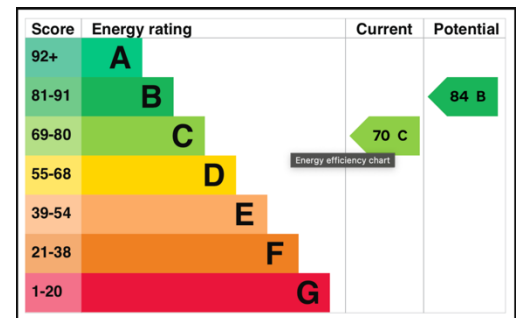
First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.