



5 Honeysuckle Close

Soham, Ely, Cambs, CB7 5YT

Guide Price £170,000



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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. Stansted airport is a 40-minute drive via the A11.

Description

Well-presented 2 bed bungalow, exclusively designed for over 55's living, situated in a small cul-de-sac of similar properties. The bungalow benefits from solar PV panels, electric heating, double glazing, conservatory, neat rear garden and a single garage with parking. There is no onward chain.

Entrance Lobby - 1.37m x 0.86m (4'6" x 2'10")

Upvc entrance door. Electric eco-radiator. Ceiling light point. Fusebox.

Living Room - 4.24m x 3.53m (13'11" x 11'7")

Electric eco-radiator. Coved ceiling with light point. Double glazed window to the front aspect. TV point. Telephone point. Door to:

Inner Hall

Access to loft space. Ceiling light point. Electric eco-radiator. Built-in storage cupboard.

Kitchen - 3.53m x 2.16m (11'7" x 7'1")

Range of units at base and wall level with wooden work surfaces over. Single bowl sink with mixer tap. Tiled splash areas. Space and plumbing for automatic dish washer. Space for upright fridge freezer. Space and plumbing for automatic washing machine. Double glazed window and door to the rear garden. Extractor fan. Fluorescent strip light to ceiling.

Bedroom 1 - 3.53m x 3m (11'7" plus wardrobes x 9'10")

Double glazed window to the front aspect. Electric eco- radiator. Coved ceiling with light point. Built-in double wardrobe with folding doors

Bedroom 2/Dining - 2.84m x 2.82m (9'4" x 9'3")

Electric eco-radiator. Coved ceiling with light point. Double glazed, sliding patio doors to the conservatory.

Shower Room - 2.13m x 1.93m (7'0" x 6'4")

Double glazed window to the rear garden. Low level WC. Wash basin with cupboard under. Half tiled walls. Double width shower cubicle with Briston electric shower. Wall mounted electric heater. Extractor. Ceiling light point.



Conservatory - 2.84m x 2.18m (9'4" x 7'2")

Upvc construction. Tiled flooring. Double glazed door to the rear garden.

Outside

Well-tended rear garden which is laid mainly to lawn. Paved patio. Timber garden shed. Outside tap and power points. Path to the rear with personal gated access.

The frontage is predominantly laid to shingle/stones with mature shrubs and a path to the covered porch & entrance door. Opposite the bungalow is a single garage with up and over door and which has parking for one vehicle in front.

Property Information.

Local Council is East Cambridgeshire District Council – Tax Band B

Energy Performance Rating is 56 (D)

Mains services connected (no gas)

Restricted only to over 55's buyers.

The property is leasehold, with 60 years remaining.

Service charge is £120/mth to Sanctuary.

Estimated broadband speeds are;

Standard 16 mbps, Superfast 80 mbps,

Ultrafast 1000 mbps.

The property is registered under title # CB76501





Floor Plan



Total area: approx. 60.4 sq. metres (650.3 sq. feet)

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		