

Chestnut Drive, Soham
Ely, CB7 5FW
Guide Price £235,000

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Chestnut Drive, Ely, CB7 5FW

A modern end of terrace home in this quiet cul de sac in the popular village of Soham.

Accommodation includes a living/dining room, kitchen, two bedrooms and a bathroom. Outside there is an enclosed rear garden. To the front there is a driveway providing off road parking that leads to a garage.

The property would make an ideal first time purchase and is available with no upward chain.







Entrance Hallway

Kitchen
9'8" x 5'5"
Fitted with a range of matching eye and base level storage units with work surface over. Sink and drainer with mixer tap over. Tiled splashbacks. Integrated oven with 4 ring gas hob, extractor over. Space and plumbing for washing machine. Space for fridge freezer. Window to front aspect.

Living Room
14'2" x 11'9"
With window and door to rear aspect.

First Floor Landing
With doors to both bedrooms, bathroom and loft access.

Bedroom 1
11'9" x 8'11"
With window to rear aspect.

Bedroom 2
11'9" x 8'6"
With window to front aspect. Built in storage cupboard.

Bathroom
6'4" x 5'5"
Three piece suite comprising, low level WC, pedestal wash hand basin and panelled bath with shower over. Obscured window to side aspect.

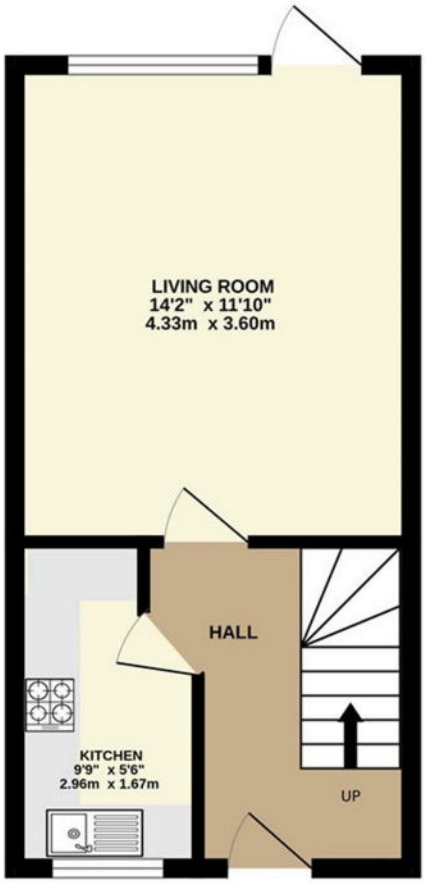
Outside Front
Path to front door. Grassed arears. Paved parking leading to garage.

Outside Rear
Mainly laid to lawn with patio area. Access to garage.

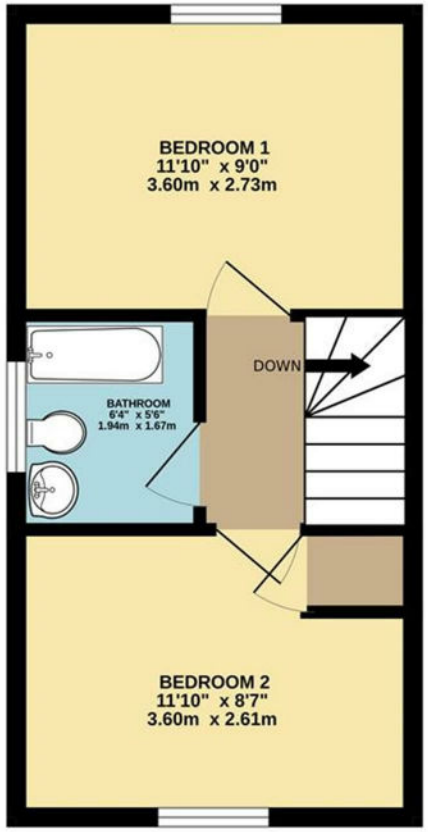
Location
Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B
Property Type - End-terrace
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 72 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



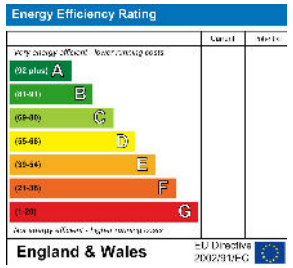
1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.

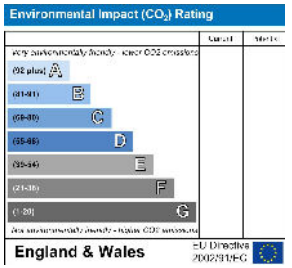


TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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