

Celandine View, Soham,
Ely, CB7 5DP
£275,000

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Celandine View, Soham, Ely, CB7 5DP

This spacious, 3 bedroom semi detached family home is set in a quiet location, tucked away from the road and close to all the amenities that Soham offers.

With entrance hall, kitchen, living / dining room and WC to the ground floor, and 3 bedrooms, en-suite and family bathrooms to the first floor.

Externally the property sits on a very generous corner plot and offers 2 allocated parking spaces.

- **Generous Corner Plot**
- **Ensuite To Master Bedroom**
- **Close to Local Amenities**
- **Enclosed Garden**
- **Nearly New Build Home**
- **Two Allocated Parking Spaces**

Entrance Hall
Entrance Hall with storage cupboard, and doors leading to:

WC
2'0" x 5'7"
WC and handwash basin only. Window to side aspect.

Living Room
10'11" x 15'4"
Internal french doors leading to kitchen/dining room. Window to front aspect.

Kitchen/Dining Room
17'8" x 8'7"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with drainage board and stainless steel mixer tap. Space for white goods. Window to rear aspect. External french doors leading to rear garden.

Bedroom 1
9'11" x 11'5"
Internal door to ensuite. Window to rear aspect.

Ensuite
7'2" x 4'3"
Suite comprising of shower cubicle, WC and handwash basin.

Bedroom 2
10'0" x 9'3"
Window to front aspect.

Bedroom 3
6'10" x 8'8"
Window to rear aspect.

Bathroom
6'9" x 6'0"
Suite comprising of panelled bath with glass shower door and an overhead shower, WC and handwash basin with storage. Window to front aspect.

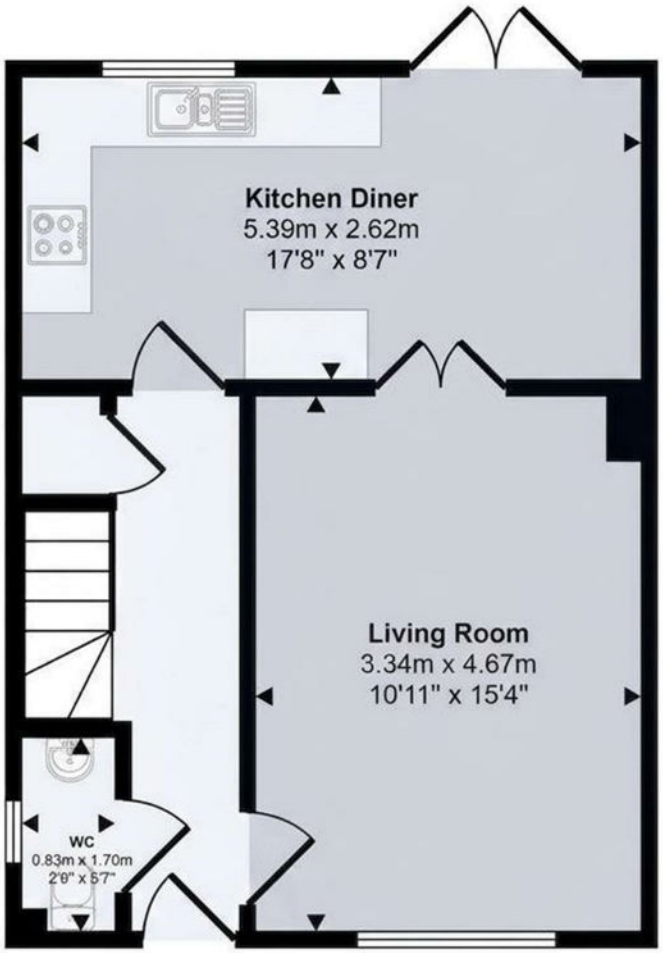
Outside Front
Raised flower beds, with path leading to front door. Allocated parking space.

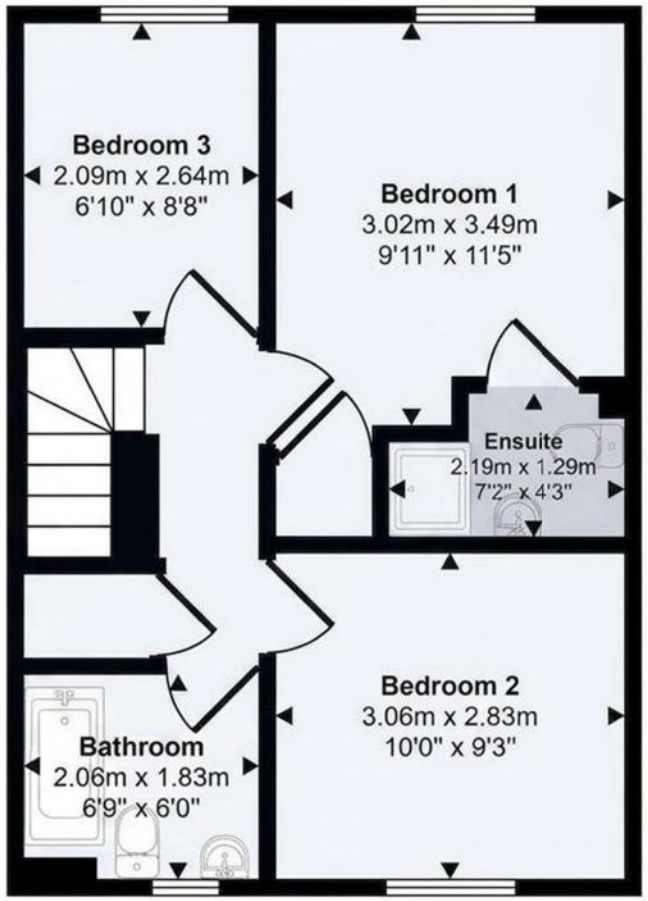
Outside Rear
French doors open onto a patio area, the garden is mainly laid to lawn with paved borders.

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 (East Cambs)
Property Type - Semi-detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 80 square metres
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Approx Gross Internal Area
80 sq m / 856 sq ft



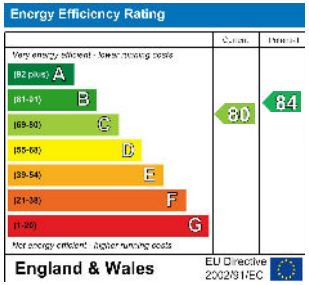


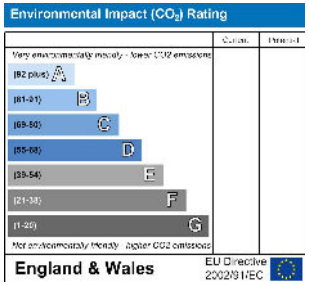
Ground Floor
Approx 40 sq m / 432 sq ft

First Floor
Approx 39 sq m / 424 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.







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