



Queenways, Soham, CB7 5BU
Guide Price £200,000

Queensway, Soham, Cambridgeshire CB7 5BU

CASH BUYERS ONLY A well presented semi detached family home in this quiet cul de sac location in the popular and well served town of Soham.

Accommodation includes a living room, refitted kitchen, utility room, cloakroom, three bedrooms and a bathroom.

Outside, the front provides a driveway that offers off road parking for several cars with a gated access to the side that leads to a large, enclosed rear garden with a lawn and a paved patio.

Please note the property is of non standard construction and it's advisable to speak with a mortgage broker regarding its type.

Agent's Note:

It would be advisable to discuss any mortgage arrangements with a broker before expressing an interest to view as the property's NON-STANDARD construction would possibly require a specialist mortgage lender. We can put interested parties in touch with specialist broker - Please ask for more details.

Entrance Hall

With staircase rising up to the first floor and door through to the:

Living Room 16'1" x 11'2" (4.92 x 3.42)

With featured log burner, TV connection point, laid wooden flooring, radiator, window to the front aspect and door leading through to the:

Kitchen 13'10" x 9'6" (4.24 x 2.92)

Modern kitchen with a range of matching eye and base level fitted storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, oven with gas burner hob and extractor hood above and space for a fridge/freezer and dishwasher. Radiator, window to the rear aspect and door lead through to the:

Utility Room

With space and plumbing for a tumble dryer and washing machine. Wall mounted boiler. External door to the side aspect.

Cloakroom

Low level WC and hand basin.

FIRST FLOOR

Bedroom 1 11'5" x 11'1" (3.50 x 3.40)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 10'9" x 9'4" (3.30 x 2.87)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 8'4" x 7'10" (2.56 x 2.41)

With radiator and window to the front aspect.

Bathroom

Outside - Rear

Enclosed rear garden with lawn area and a paved patio and bricked outbuilding

Outside - Front

Off road parking for several cars. pedestrian gate opening through to the rear garden.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - A (East Cambs)

Property Type - Semi-detached House

Property Construction – NON-STANDARD (please see agents notes)

Number & Types of Room – Please refer to the floorplan

SQM: 75 square metres

Parking – Off-road 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

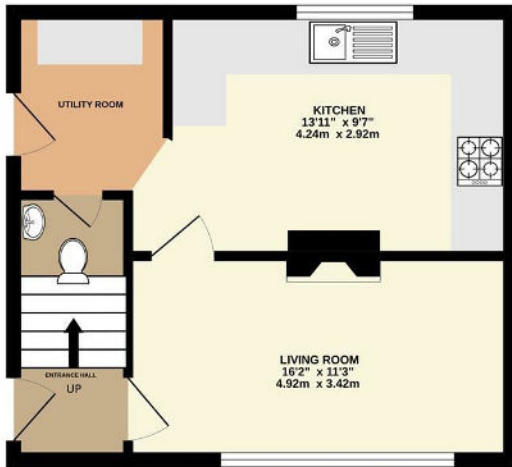
advise likely on all networks

Rights of Way, Easements, Covenants

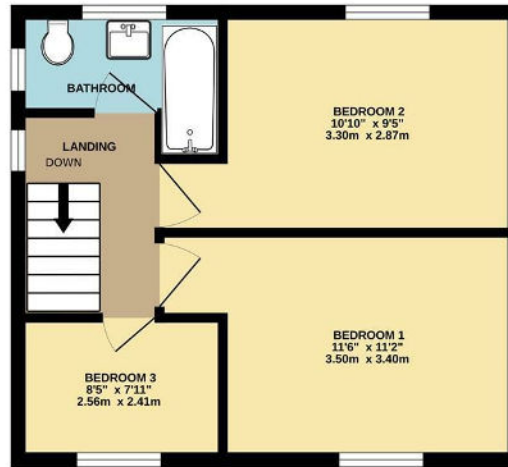
– None that the vendor is aware of



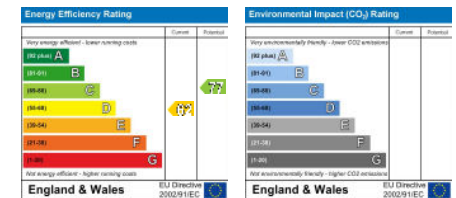
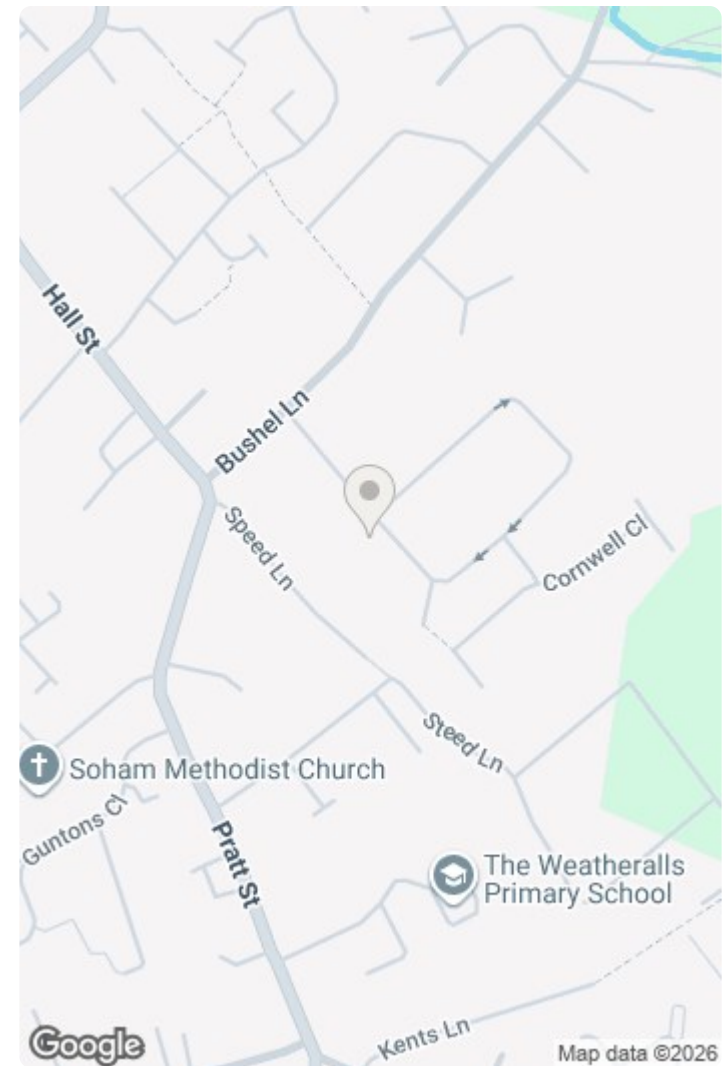
GROUND FLOOR



1ST FLOOR



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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