



Nightall Road, Soham CB7 5FE

Guide Price £240,000

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A delightful end of terrace property, ideal for first time buyers, set in a quiet position towards the end of this popular cul-de-sac in Soham.

Soham is a vibrant town with a rich heritage, offering a variety of amenities, including shops, cafes, and highly regarded schools. The train station, located just a few minutes away, provides convenient links to Cambridge, Ely, and other key destinations, making this property an excellent choice for commuters and those who value the balance of town and countryside living.

This well presented home offers accommodation comprises a living room/diner, re-fitted kitchen, two bedrooms and a bathroom.

Complete with a West facing private rear garden with garage and driveway to the front.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Entrance Hall

Tiled flooring. Radiator. Doors to kitchen and living/dining room. Half glazed door to front.

Kitchen 8'1" x 8'5" (2.47m x 2.58m)

Modern kitchen with a range of matching eye and base level cupboards with composite worktop over. Composite sink and drainer with mixer tap over. Integrated over with inset electric hob and extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Under cupboard lighting. Tiled splashbacks. Tiled flooring. Window to front aspect. Door to entrance hall.

Lounge/Dining Room 12'0" x 17'2" (3.67m x 5.24m)

Beautifully presented living/dining room with LVT wood flooring. Radiator. Window to rear aspect. Half glazed door to rear garden. Door to entrance hall. Under stair cupboard. Stairs to first floor.

Landing

Doors to all bedrooms and bathroom. Radiator. Stairs to ground floor.

Master Bedroom 11'11" x 11'11" (3.637m x 3.65m)

Spacious double bedroom with built-in wardrobe. Radiator. Window to rear aspect. Door to landing.

Bedroom 2 5'11" x 11'10" (1.81m x 3.62m)

Well proportioned bedroom with window to front aspect. Radiator. Door to landing.

Bathroom

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Obscured window. Airing cupboard. Door to landing.

Outside - Front

Slate chipping area with door leading to front door with storm porch over. Outside tap.

Garage

With up and over door.

Outside - Rear

Block paved seating area to rear of the

house with half glazed door to living/dining room. Lawned area with planted borders.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - End of Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 57 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

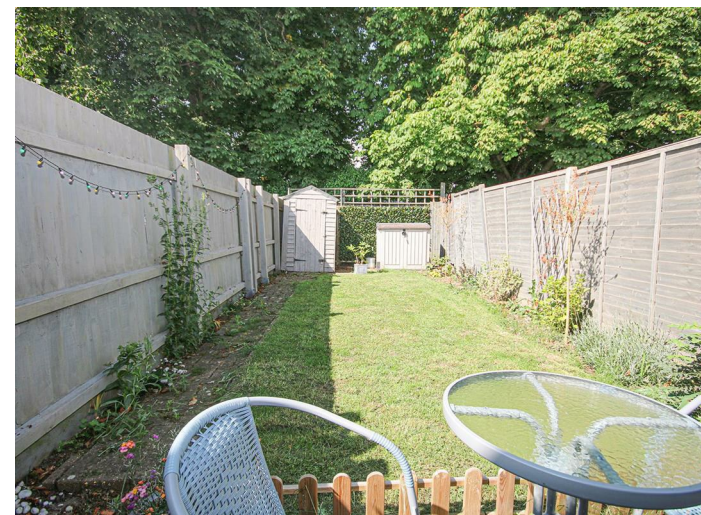
Broadband Connected - tbc

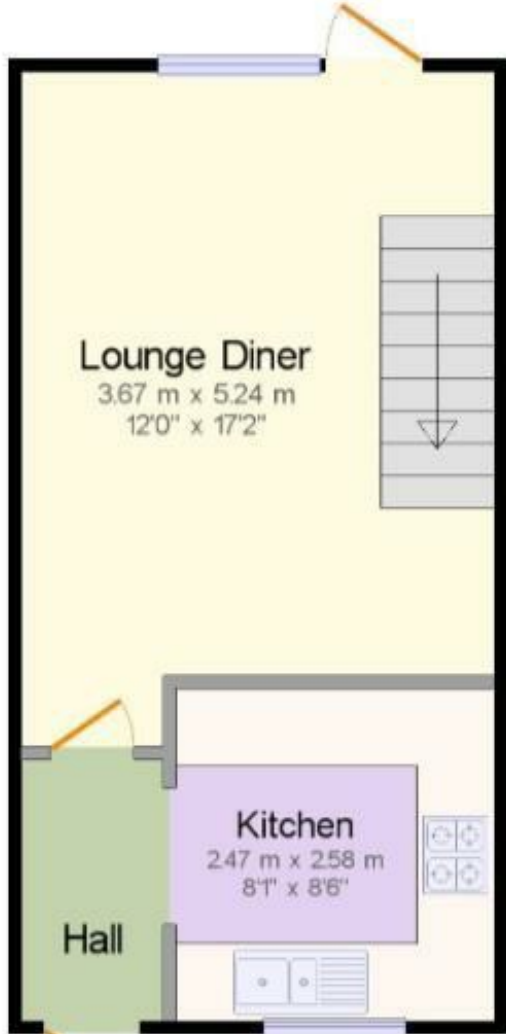
Broadband Type – Ultrafast available,

1800Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



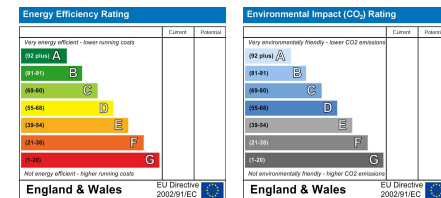
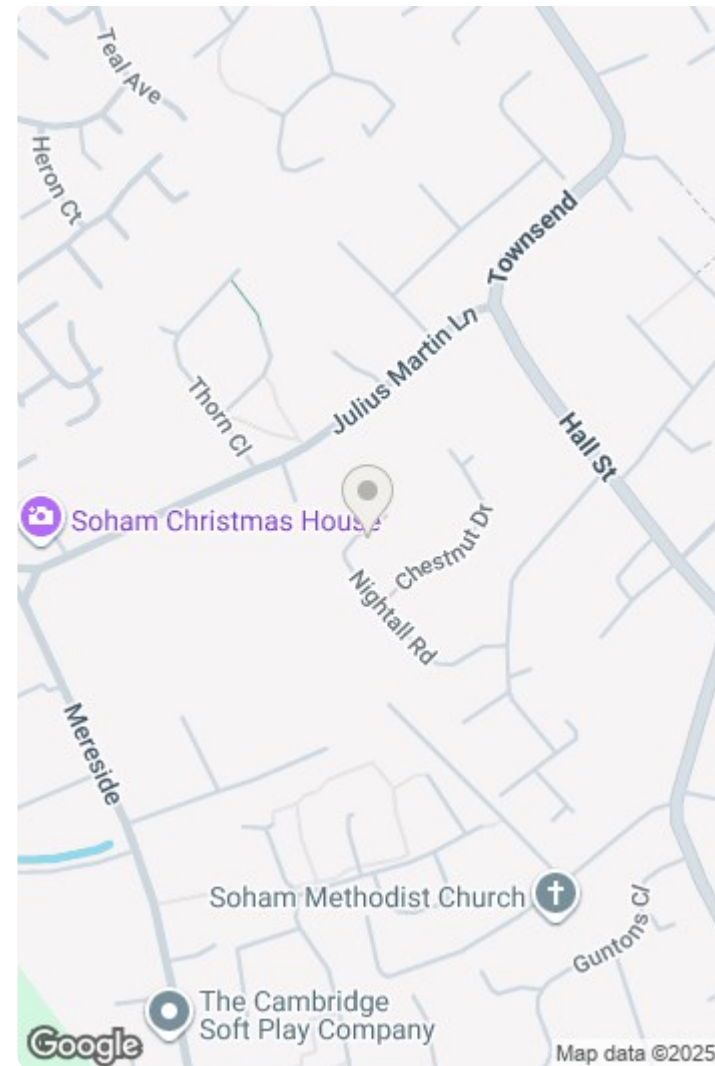


Ground Floor



1st Floor

Total approx floor area: 54.1 m² (582.3 ft²)
Ground Floor: 27.0 m² (291.1 ft²)
1st Floor: 27.0 m² (291.1 ft²)



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