



Celandine View, Soham CB7 5DP

Guide Price £285,000

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This 3 bedroom, end of terrace property is set on the edge of the popular Celandine View area of Soham.

Soham has several primary schools and a high achieving secondary school as well as providing all of the amenities along a busy High Street. Soham also has a railway station and offers road users a number of different routes into Cambridge.

Offering kitchen/dining room, living room and WC to the ground floor and 3 bedrooms with ensuite shower and a family bathroom to the first floor.

Externally, the property is set back from the road and benefits from a garage and parking to the rear.

Accommodation

Entrance Hall

With stairs leading to the first floor, understairs storage, door leading to:

Cloakroom

With low level WC, pedestal hand basin.

Living Room 15'7" x 10'10" (4.76 x 3.32)

With window to front aspect, , radiator, doors leading to:

Kitchen/Dining Room 8'11" x 17'7" (2.74 x 5.36)

With a range of wall and base units, stainless steel sink with drainer and mixer tap over, integrated electric oven with gas hob and extractor over, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, window and French doors to rear aspect, radiator.

FIRST FLOOR

Landing

With airing cupboard housing hot water cylinder.

Bedroom 1 11'11" x 10'2" (3.64 x 3.12)

With window to rear aspect, radiator, built in cupboard, door leading to:

Ensuite

With shower cubicle, low level WC, pedestal hand basin.

Bedroom 2 9'5" x 10'2" (2.89 x 3.12)

With window to front aspect, radiator.

Bedroom 3 8'11" x 6'11" (2.72 x 2.13)

With window to rear aspect, radiator.

Bathroom

With panelled bath with shower attachment over, low level WC, pedestal hand basin, window to front aspect, radiator.

OUTSIDE

Front garden laid to lawn with path and side access to garden.

Rear garden laid mainly to lawn with patio area. Gate to side and rear aspects giving easy access to the single garage with up and over door.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 82 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc
Broadband Type – Ultrafast

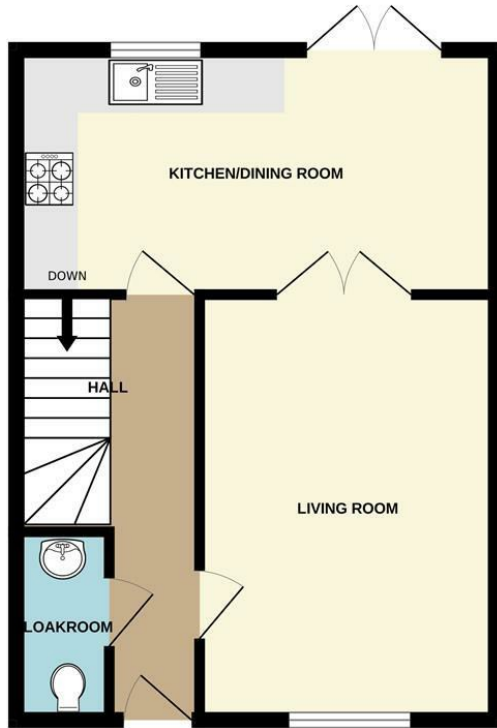
available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

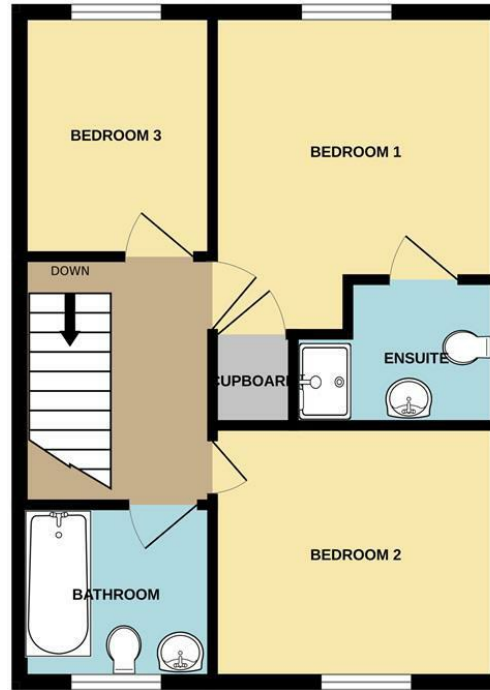
Rights of Way, Easements, Covenants – None that the vendor is aware of



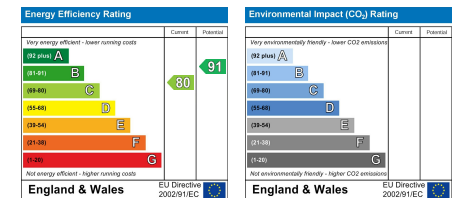
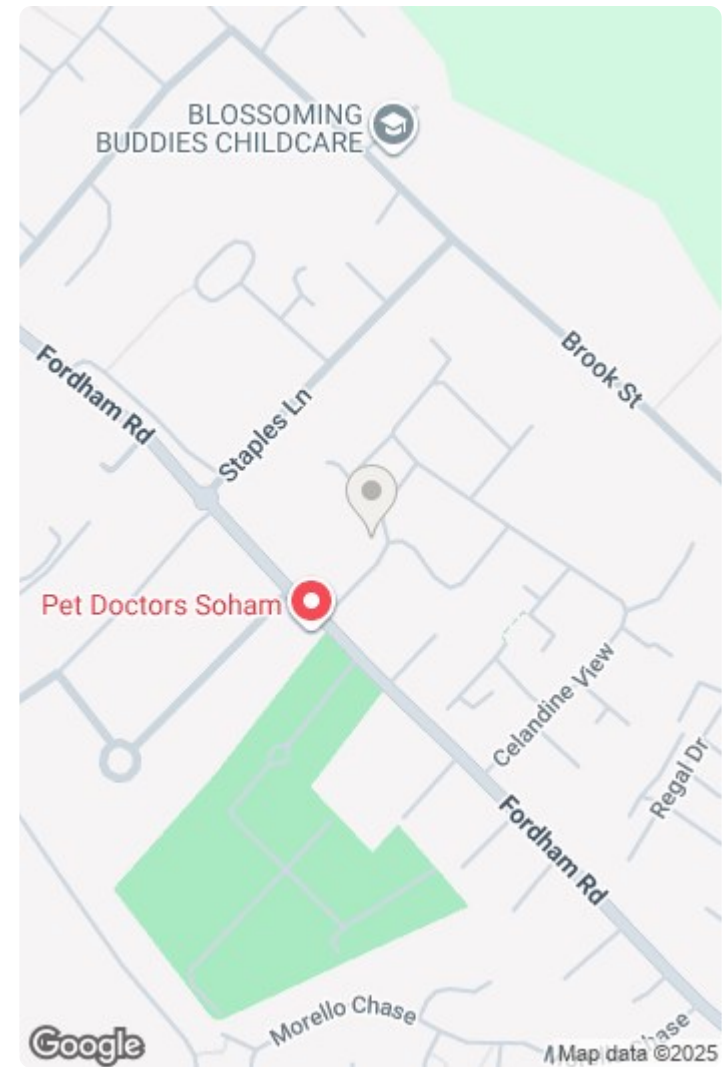
GROUND FLOOR



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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