



North Drive, Soham
Ely, CB7 5UD
Guide Price £200,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

North Drive, Ely, CB7 5UD

An established semi-detached bungalow nestling at the end of a quiet cul-de-sac and located in this thriving town and within easy reach of the City of Ely and the historic horseracing town of Newmarket.

Boasting accommodation to include entrance hall, living room/sitting room, kitchen/breakfast room, two good size bedrooms and a family bathroom.

Externally the property offers a fully enclosed rear garden offering a good degree of privacy.

Outstanding value for money – viewing recommended.

Entrance Hall

Built-in storage cupboard. Doors leading to:

Living Room

11'11" x 11'7"

Internal door leading to kitchen. Window to front aspect.

Kitchen/Breakfast Room

10'8" x 10'0"

Fitted with a range of eye and base level units with worktop over. Integrated stainless steel sink with mixer tap, with space for white goods. Built-in storage cupboard. Window to rear aspect. External door to rear of property.

Bedroom 1

10'11" x 10'11"

Window to front aspect.

Bedroom 2

9'5" x 10'5"

Window to rear aspect.

Bathroom

6'6" x 5'7"

Suite comprising of panelled bath, WC and handwash basin. Window to rear aspect.

Outside Front

Grass with path leading to front door. Access to side of property through gate.

Outside Rear

Enclosed garden with patio area leading to lawn with mature shrubberies.

Property Information

EPC - E

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Semi-Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 62 SQM

Parking – Street Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

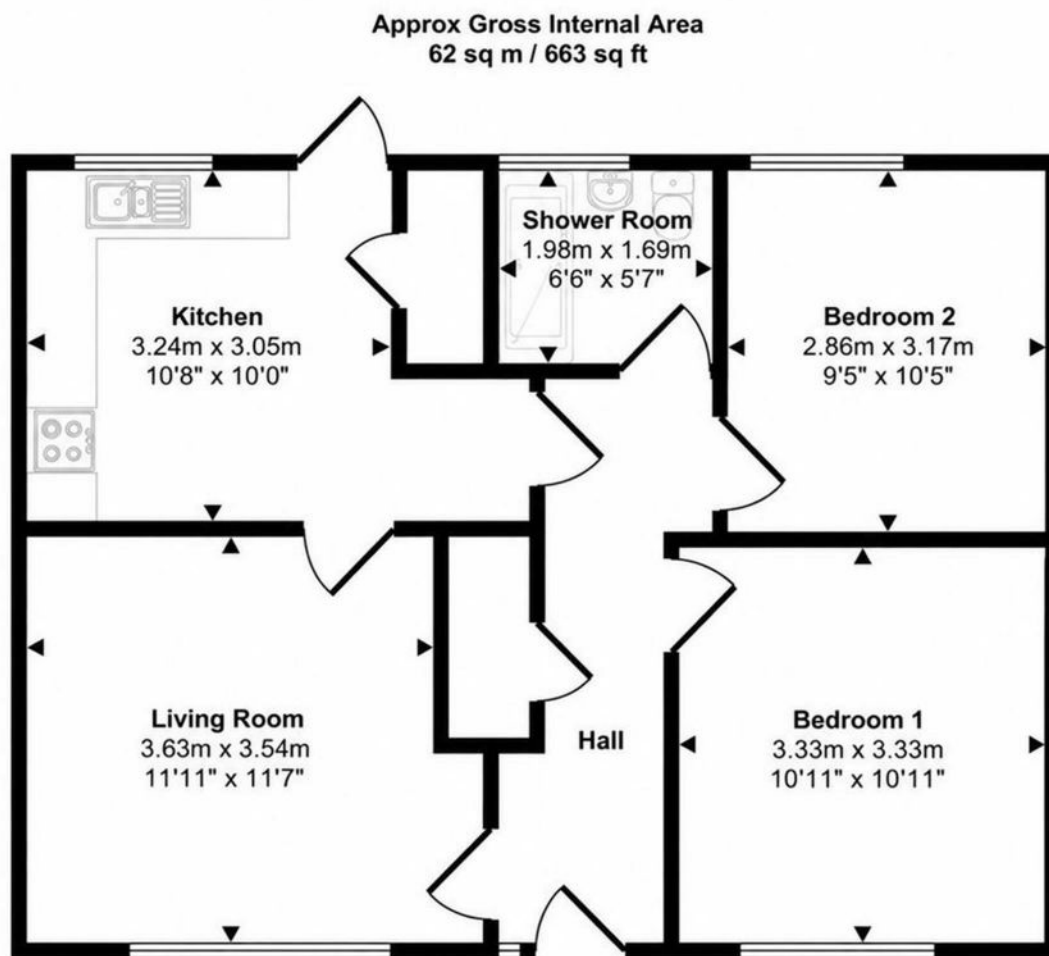
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

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.

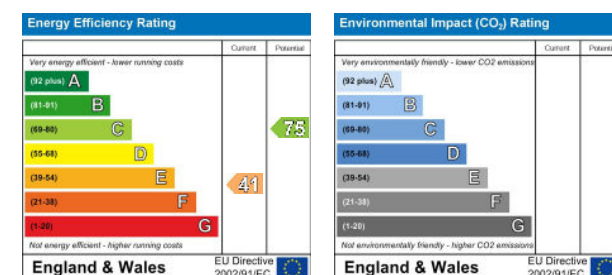




Floorplan

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.

- Popular Town Location
- Quiet Cul-De-Sac
- Two Bedrooms
- Enclosed Garden



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





