



32 Staples Lane

Soham, Ely, Cambs, CB7 5AF

Guide Price £345,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Well-presented mature 3 bed semi-detached which has been updated by its present owner but retains much of its original character. The property benefits from gas fired central heating, double glazing, bathroom and separate shower-room, two reception rooms and parking to the front for 3 vehicles. Viewing recommended.

Entrance Hall

Double glazed Upvc entrance door and side panels. Radiator. Stairs to first floor with two understairs storage cupboards. Picture rail. Central heating thermostat. Ceiling light point.

Living Room - 4.29m x 3.68m (14'1" x 12'1")

Double glazed bay window to the front aspect. Radiator. Exposed wood flooring. Picture rail. ceiling light point. Feature fireplace on a brick hearth with wood surround. Recessed shelving built-in to either side of chimney breast. Part glazed double doors to the lounge area.

Lounge Area - 3.58m x 3.4m (11'9" x 11'2")

Radiator. Picture rail Ceiling light point. Cupboard housing hot water tank. Shelving to chimney breast recesses. Gas fire with back boiler on a brick hearth. Open arch to Dining Area.

Dining Area - 2.9m x 2.79m (9'6" x 9'2")

Double glazed sliding patio doors to the rear garden. Double glazed window to the rear aspect. Picture rail. Radiator. Wood flooring. Access to roof space.

Kitchen - 3.4m x 2.64m (11'2" x 8'8")

Range of units at base and wall level with roll top work surfaces over and a one and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Space and plumbing for an automatic washing machine. Space for free-standing cooker with extractor over. Cupboard housing a fridge.. Spotlights. Open to rear lobby.

Lobby - 2.08m x 0.79m (6'10" x 2'7")

Radiator. Ceiling light point. Upvc double glazed door to the rear garden. Door to:

Shower Room - 2.06m x 1.65m (6'9" x 5'5")

Shower cubicle. Low level WC. Wash basin. Heated towel rail. Extractor fan. Door to:

Garage/Storage Room - 2.69m x 2.16m (8'10" x 7'1")

Formed from part of the original attached garage. Electric roller shutter doors to driveway. Workbench. Power and light.

Landing

Access to loft space. Picture rail. Double glazed window to the side aspect. Ceiling light point.

Bedroom 1 - 3.58m x 2.77m (11'9" x 9'1")

Double glazed window to the front aspect. Built-in wardrobes to one wall with sliding doors and mirror fronts. Radiator. Picture rail. Exposed wood flooring.

Bedroom 2 - 3.58m x 3.4m (11'9" x 11'2")

Double glazed window to the rear aspect. Radiator. Picture rail. Ceiling light point. Exposed wood flooring.

Bedroom 3 - 2.41m x 2.08m (7'11" x 6'10")

Double glazed window to the front aspect. Exposed wood flooring. Radiator. Picture rail. Ceiling light point.

Bathroom - 2.03m x 1.78m (6'8" x 5'10")

Double glazed windows to the rear and side aspects. Claw foot bath with mixer tap and shower attachment. Heated towel rail. Wash basin in vanity unit with mixer tap. Low level WC Tiled splash areas. Extractor fan.

Outside

The frontage is block paved and provides off road parking for three cars, side by side. There is an electric meter cupboard and canopy over the entrance door.

The good-sized rear garden is enclosed by timber fencing and has a patio, pergola and an area of lawn, a timber summerhouse and a garden shed. There are also outside power points and a water tap.

Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is B

The property is Freehold.

We are not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

All main services are connected.

Flood risk is low

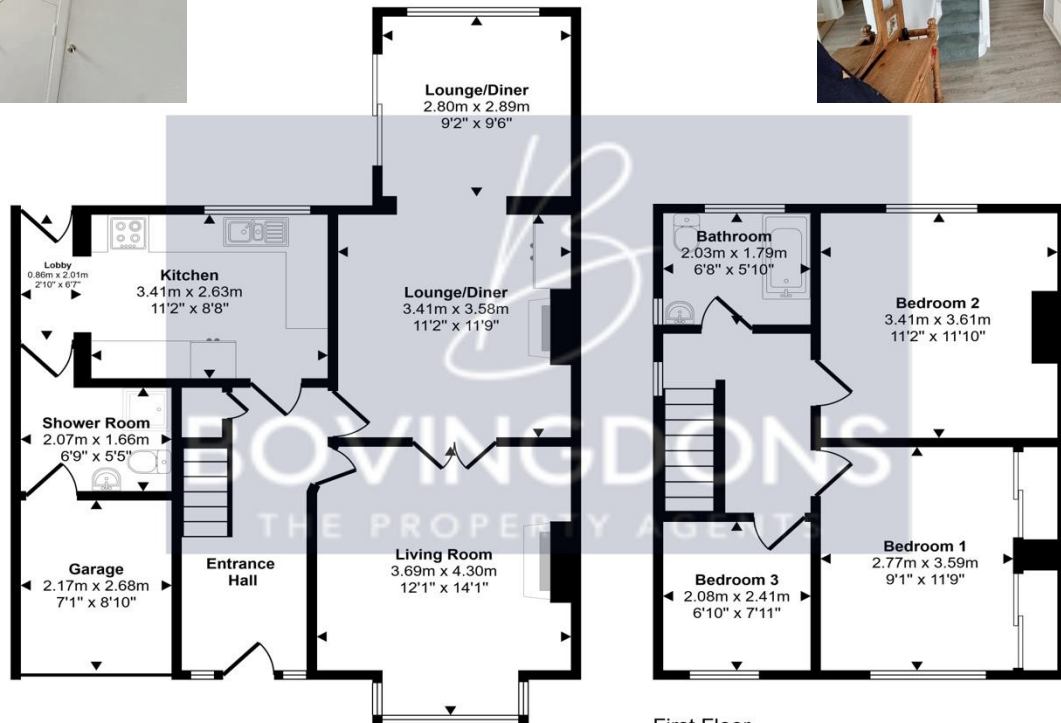
Estimated Broadband Speeds are Standard 18 mbps, Superfast 80 mbps, Ultrafast 1800 mbps





Floor Plan

Approx Gross Internal Area
110 sq m / 1183 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.

Energy Efficiency Graph

AWAITING
EPC

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.