



52 East Fen Common

Soham, Ely, Cambs, CB7 5JJ

Guide Price £260,000



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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. Sohams has its own range of local shops including the Co Op, Asda, M&S Local 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 Sohams Village College. Sohams train station, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Spacious 3 bed end terrace cottage set in the corner of the popular East Fen Common and benefitting from good sized gardens, oil fired central heating and double glazing. The accommodation comprises lobby, Living room, Kitchen/diner, study, snug, large conservatory, games room, storeroom, 3 bedrooms and bathroom. The property requires some cosmetic work and modernisation and is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Entrance Lobby

Part double-glazed entrance door. Double glazed window to the side aspect. Built-in cupboard with hanging rail and shelving. Opening to:

Kitchen/Breakfast Room - 5.59m x 3.96m (18'4" x 13'0"max)

Split into 2 areas. Double glazed window to the front aspect. 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. Tiled flooring. Space for washing machine. Space for cooker. Space for fridge/freezer. Exposed brick wall with arches. Wood beam effect to wall. Built-in wine storage. Door to study.

Living Room - 4.9m x 3.38m (16'1" x 11'1")

Double glazed window to the front aspect. Fireplace with multi-fuel burner on a brick hearth. TV Point. Radiator. Ceiling light point.

Study - 2.82m x 2.03m (9'3" x 6'8")

Window to rear aspect. Radiator. Ceiling light point. Door to

Shower/WC

Double glazed window to the side aspect. Low level WC. Wash basin. Half tiled walls. Shower cubicle with Triton Electric Shower. Ceiling light point.

Snug - 2.79m x 2.67m (9'2" x 8'9")

Stairs to first floor with understairs cupboard. Further built-in cupboard and shelving. Radiator. Double glazed window to the rear and door to a rear storeroom. Wood panelled wall to stairs.

Conservatory - 8.25m x 5.23m (27'1" max x 17'2"max)

Upvc double-glazed construction on a low brick wall plinth. Two double glazed doors to the rear garden. Two radiators. Two wall light points. TV Point. Wood panelled wall. Built-in cupboards.

Games Room - 8.66m x 4.37m (28'5" x 14'4")

Three double glazed windows overlooking the rear garden. Three radiators. Double glazed patio doors to rear garden. Four ceiling light points. Telephone point. Fusebox. Log burner.

Storeroom - 3.25m x 2.31m (10'8" x 7'7")

Power points.

Landing

Ceiling light point.

Bedroom 1 - 3.38m x 3.25m (11'1" x 10'8")

Double glazed windows to the front and side aspects. Radiator. Built-in wardrobes. Ceiling light point.

Bedroom 2 - 3.35m x 3.07m (11'0" x 10'1")

Double glazed window to the front aspect. Built-in wardrobes. Radiator. Access to loft space.

Bedroom 3 - 3.81m x 3.51m (12'6" x 11'6")

Double glazed window overlooking the rear garden. Eaves storage cupboards. Radiator. Ceiling light point.

Bathroom - 2.72m x 2.67m (8'11" x 8'9")

Panelled bath. Low level WC. Pedestal wash basin. Extensive tiling. Double glazed window to the rear aspect Radiator. Airing cupboard with pre-lagged hot water tank and shelving.

Outside

Small area to the front of property approached through a gate. The remainder of the garden lies mainly to the side and is of a good size laid mainly to lawn and enclosed with timber fencing, There are two decked areas adjacent the conservatory and games room and a concrete hardstanding to the corner. The oil tank is adjacent the main house.

Notes

Local Council is East Cambridgeshire District Council.





Floor Plan

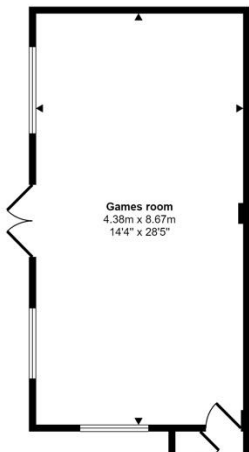
AUCTION:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

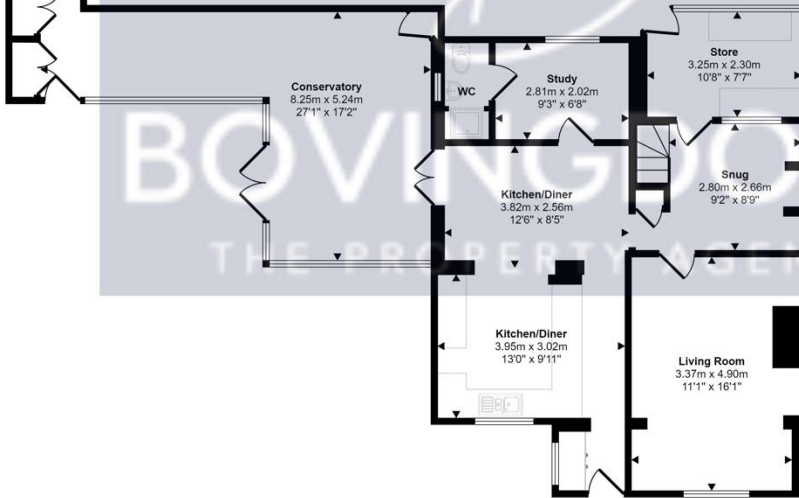
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 Inc. VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price Inc. VAT, subject to a minimum of £6,600 Inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Games room
4.38m x 8.67m
14'4" x 28'5"



Conservatory
8.25m x 5.24m
27'1" x 17'2"

Study
2.81m x 2.02m
9'3" x 6'8"

Store
3.25m x 2.30m
10'8" x 7'7"

Kitchen/Diner
3.82m x 2.56m
12'6" x 8'5"

Snug
2.80m x 2.66m
9'2" x 8'9"

Kitchen/Diner
3.95m x 3.02m
13'0" x 9'11"

Living Room
3.37m x 4.90m
11'1" x 16'1"



First Floor
Approx 52 sq m / 559 sq ft

Bedroom 3
3.62m x 3.50m
12'6" x 11'6"

Bathroom
2.71m x 2.67m
8'11" x 8'9"

Bedroom 1
3.26m x 3.37m
10'8" x 11'1"

Bedroom 2
3.07m x 3.35m
10'1" x 11'0"

Ground Floor
Approx 138 sq m / 1488 sq ft

Viewing

Please contact our Soham Office on 07500 115321 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 07500 115321 Email: info@thebovingdons.co.uk
<https://www.thebovingdons.co.uk>

Energy Efficiency Graph

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	