



11 Hodson Close

Soham, Ely, Cambs, CB7 5PL

Guide Price £289,000



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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 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.

Well presented 4 bedroom semi detached house which has been improved by its present owners and benefits from gas fired central heating, double glazing, cloakroom, ensuite, kitchen with integrated appliances, private rear garden and allocated parking spaces. This family home is located in a small private cul-de-sac close to the town centre amenities and a short walk from the village college and rail station. Viewing is recommended.

Entrance Hall - 2.03m x 1.73m (6'8" x 5'8")

Double glazed entrance door. Double glazed window to side aspect. Tiled flooring. Fusebox. Ceiling light point. Radiator. Door to kitchen/breakfast room

Kitchen/Breakfast Room - 4.93m x 3.05m (16'2" x 10'0")

Range of units at base and wall level with roll-top work surfaces and upstands. One and a half bowl stainless steel sink with mixer tap. Bosch single oven, 4 ring gas hob over with stainless steel splash-back and Bosch stainless steel extractor hood above. Bosch integrated dishwasher. Space and plumbing for automatic washing machine. Breakfast bar. Double glazed window to the front aspect. Tiled flooring. Radiator. Cupboard housing gas fired boiler serving central heating and domestic hot water.

WC - 1.75m x 0.79m (5'9" x 2'7")

Low level WC. Pedestal wash basin. Tiled flooring. Extractor. Ceiling light point.

Living Room - 4.95m x 4.11m (16'3" x 13'6")

Double glazed window to rear garden. Double glazed patio doors to rear garden, Stairs to first floor. Coved ceiling with two light points. Radiator. Central heating thermostat.

Landing

Radiator. Coved ceiling with light point. Stairs to second floor. Double glazed window to the front aspect. Two ceiling light points. Cupboard housing hot water tank with shelf.

Bedroom 2 - 2.9m x 2.74m (9'6" x 9'0")

Double glazed window to the side aspect.
Radiator. Coved ceiling with light point. Door to:

Ensuite

Fully tiled. Pedestal wash basin. Shower cubicle.
Extractor. Spotlights.

Bedroom 3 - 3.05m x 2.74m (10'0" x 9'0")

Double glazed window to the front aspect.
Radiator. Coved ceiling with light point.

Bathroom - 2.08m x 1.98m (6'10" x 6'6")

Panelled bath low level WC. Pedestal wash basin.
Tiled flooring and fully tiled walls. Heated towel
rail. Extractor fan. Spotlights.

Landing

Double glazed window to the front aspect. Ceiling
light point. Access to loft space. Radiator.

Bedroom 1 - 3.25m x 2.77m (10'8" x 9'1")

Double glazed window to the front aspect. Coved
ceiling with light point. Radiator. TV Point.

Bedroom 4 - 3.05m x 2.29m (10'0" x 7'6")

Sloped ceiling with coving and light point.
Radiator. Double glazed Velux window to the rear
aspect.

Shower Room - 2.29m x 1.7m (7'6" x 5'7")

Corner shower cubicle. Pedestal wash basin. low
level WC. Tiled floor. Velux double glazed window to
the rear aspect. Extractor. Spotlights. Heated towel
rail.

Outside

The fully enclosed rear garden benefits from a
paved patio area, timber fencing to three sides with
personal gate to the adjacent parking spaces,
outside patio light and a purpose-built barbecue.
There are two allocated parking spaces (side by
side) in a parking area adjacent the property. The
frontage has a small flower/shrub bed and gas and
electric meter cupboards

Property Information

Local Council is East Cambridgeshire District
Council

Council Tax Band is C

The vendor informs us that there are no restrictive
covenants, wayleaves, easements or rights of way.
Risk of flooding is low.

Tenure is freehold.

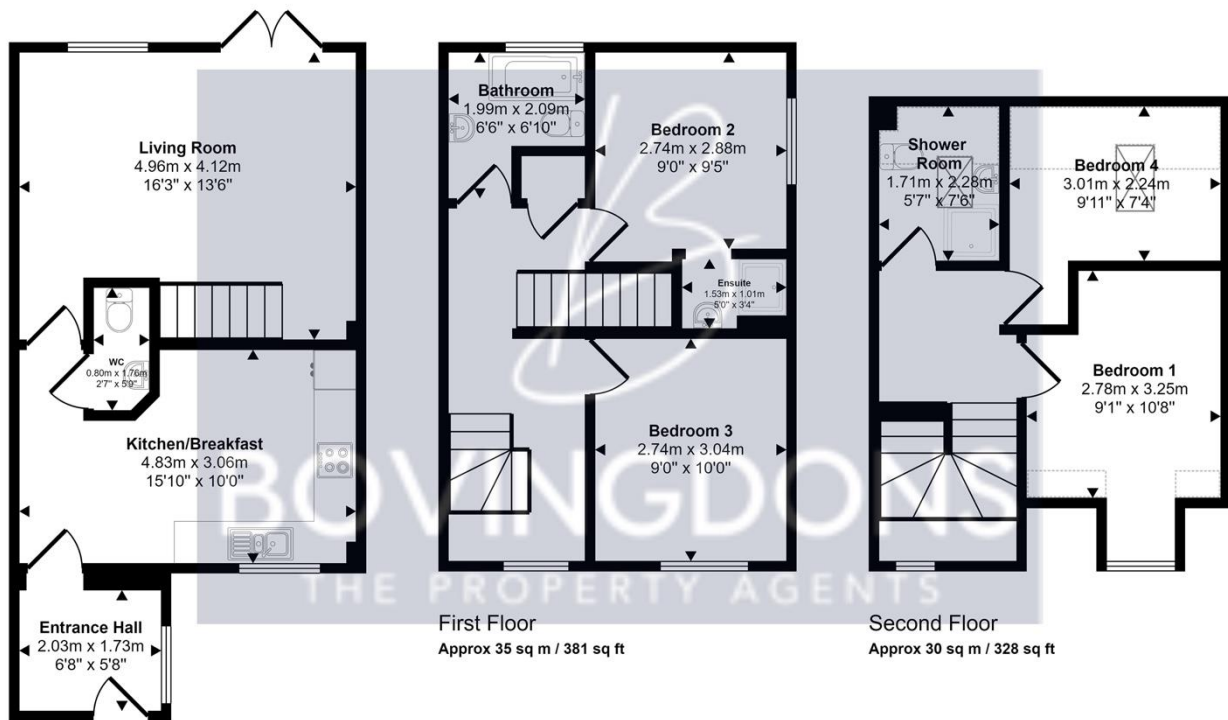
Broadband estimated speeds - Standard 18 mbps,
Superfast 80 Mbps, Ultrafast 1000 mbps





Floor Plan

Approx Gross Internal Area
106 sq m / 1142 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft

☐ Denotes head height below 1.5m

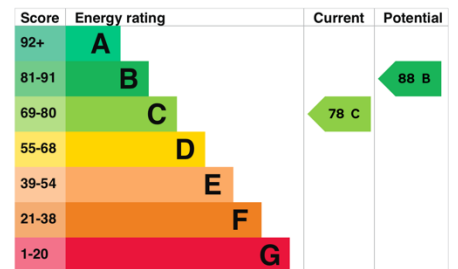
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



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.