



Fox Wood North, Soham, Ely, CB7 5YS

[www.pocock.co.uk](http://www.pocock.co.uk)

**pocock & shaw**  
Residential sales, lettings & management

## Fox Wood North, Soham, Ely, Cambridgeshire, CB7 5YS

A good size three bedroom detached bungalow, in need of modernisation, situated in a small close on the Ely side of this much sought after market town. No upward chain.

- Entrance Hall & Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway & Single Garage
- No Upward Chain

**Guide Price: £250,000**



**SOHAM** is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

**ENTRANCE HALL** with door to side aspect, access to loft, radiator, airing cupboard housing hot water tank.

**LOUNGE/DINING ROOM** 23'1" x 12'6" (7.04 m x 3.81 m) with two double glazed windows to front aspect, two radiators.

**CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator, double glazed window to side aspect.

**KITCHEN** 10'3" x 9'7" (3.12 m x 2.92 m) Fitted with a matching range of wall and base units with drawers and inset 1 & 1/4 stainless steel sink unit and drainer. Wall mounted gas boiler serving central heating and hot water systems. Radiator, door to driveway, double glazed window to side aspect.

**BEDROOM ONE** 12'0" x 11'3" (3.66 m x 3.43 m) with double glazed window to rear aspect, radiator.

**BEDROOM TWO** 12'0" x 11'3" (3.66 m x 3.43 m) with double glazed window to rear aspect, radiator.

**BEDROOM THREE** 8'0" x 7'8" (2.44 m x 2.34 m) with double glazed window to side aspect, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising panel enclosed bath, separate shower cubicle and pedestal wash hand basin. Double glazed window to rear aspect, radiator.

**EXTERIOR** To the front is a lawned garden with an adjacent driveway, which in turn leads to the single garage and provides off road parking. The rear garden is predominantly laid to lawn with garden shed and paved patio directly from the property.

**Tenure** The property is Freehold

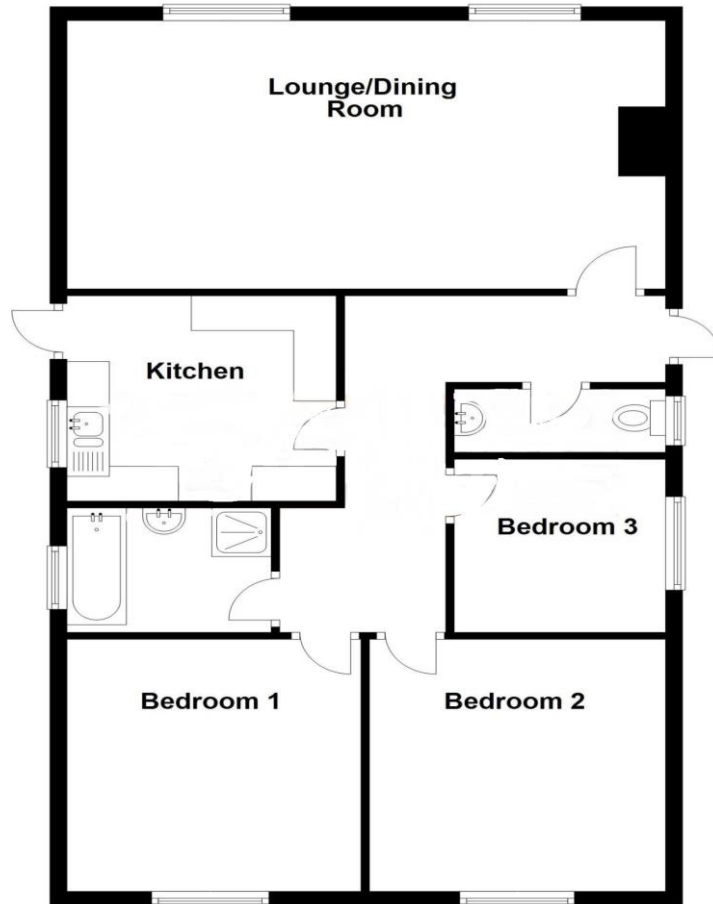
**Council Tax** Band D **EPC** D (68/83)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6735



**Ground Floor**  
Approx. 88.4 sq. metres (951.6 sq. feet)



Total area: approx. 88.4 sq. metres (951.6 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.