



Campion Close, Soham, Ely, Cambridgeshire CB7 5FX

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## Campion Close, Soham, Ely, Cambridgeshire, CB7 5FX

A rare opportunity to purchase a terraced two bedroom bungalow which lies within a cul-de-sac in this sought after well served location.

### No Upward Chain

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking
- Rear Enclosed Garden
- **No Upward Chain**

**Guide Price: £210,000**



**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** Entrance door with windows either side.

**LIVING ROOM** 16'2" x 15'1" (4.93 m x 4.60 m) Dual aspect room with double glazed windows to front and double doors to rear garden. Radiator.

**KITCHEN** 10'1" x 5'3" (3.07 m x 1.61 m) with double glazed window to rear. Wood effect flooring. Matching range of wall and base units with drawers, work surfaces over and tiled splashbacks. Inset single drainer sink unit. Electric oven/grill with four ring halogen hob over. Plumbing and space for washing machine.

**BEDROOM ONE** 15'5" x 7'11" (4.69 m x 2.42 m) Formerly the garage but since converted with double doors to rear garden. Upright radiator.

**BEDROOM TWO** 11'9" x 10'2" (3.58 m x 3.10 m) with double glazed window to front. Irregular in shape with an upright radiator.

**BATHROOM** Fitted with a contemporary suite in white comprising close coupled WC, vanity unit with inset wash hand basin and mixer taps and panel enclosed bath with shower over. Tiled surrounds, chrome finish towel rail/radiator, double glazed window to rear.

**EXTERIOR** A mainly gravelled frontage either side of a pathway, adjacent to which is driveway parking (garage now converted to a bedroom).

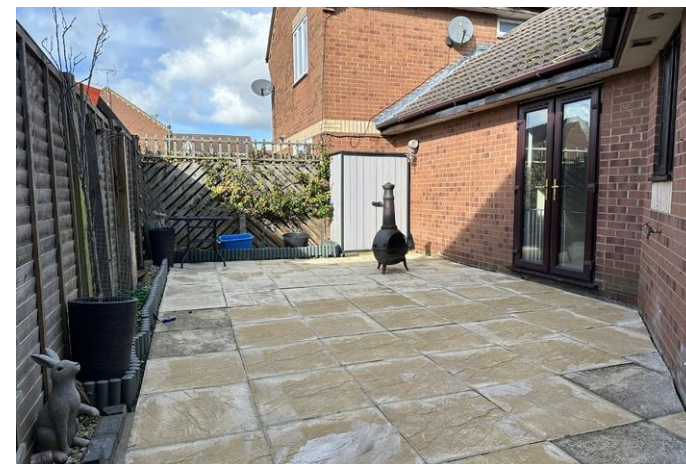
The rear garden is paved with low maintenance in mind.

**Tenure** The property is Freehold

**Council Tax** Band B      **EPC**      C (69/89)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD/6863



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.