

pocock & shaw

Residential sales, lettings & management



57 Frank Bridges Close  
Soham, Ely  
Cambridgeshire  
CB7 5EZ

Superbly presented and ideally situated nearby schooling and village amenities. With a recently refitted open plan kitchen/dining room, spacious sitting room, overlooking the generous rear garden, three bedrooms and modern family bathroom. Complimented by a garage and driveway with parking. EPC: C

Guide Price: £289,950



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. It has a varied selection of shops, sporting facilities and good educational outlets, including a village college.

A very smart and much improved semi detached modern house boasting a superb refitted country style kitchen/dining room, generous enclosed rear garden, garage and off road parking, positioned in an attractive end of cul de sac location.

The property has been much improved and updated during recent times and has an entrance hall, sitting room overlooking the rear garden, 3 bedrooms, modern refitted bathroom, generous enclosed rear garden, single garage, driveway and parking.

With the benefit of uPVC double glazed windows and doors, a gas fired radiator heating system, in detail the accommodation includes:-

## Ground Floor

### Entrance Hall

With an entrance door, stairs lead to first floor, ceramic tiled flooring.

### Kitchen/Dining Room 5.06m (16'7") x 3.28m (10'9") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink unit with mixer tap with single drainer and tiled splashbacks, built-in integrated slimline dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in eye level electric fan assisted double oven, built-in microwave, our ring gas hob with extractor hood over, with two windows to front aspect, window to side aspect, ceramic tiled flooring, walk in storage/pantry cupboard under-stairs with additional shelving and light, radiator two doors.

### Sitting Room 5.07m (16'8") x 3.35m (11')

A light and airy space with a window to the rear aspect, door leading to the rear garden and patio area, double radiator, fitted carpet, TV and aerial points.

## First Floor

### Landing

With a useful airing cupboard with wooden shelving, housing the hot water cylinder:

### Bedroom 1 5.02m (16'6") x 3.25m (10'8")

With two windows to the front aspect, large double fitted wardrobe with hanging and storage space. radiator.

### Bedroom 2 2.73m (8'11") x 2.44m (8')

With a window to the rear aspect, radiator.

### Bedroom 3 2.51m (8'3") x 2.24m (7'4")

With a window to the rear aspect, radiator.

### Bathroom

Fitted with a three piece suite comprising of a bath with waterfall and hand held shower attachment, mixer taps and glass screen door, pedestal wash hand basin with mixer taps and storage in vanity unit, panelled and tiled surround, with a window to front aspect, ceramic tiled flooring, radiator.

### Outside

The property is approached via a concrete driveway with a path leading to the front door, garage and parking area. The front garden is planted with an array of shrubs and borders and is laid mainly to lawn. The enclosed rear garden is mainly laid to lawn with an array of trees and shrubs, patio seating area, a timber garden shed and there is a personal door leading from the garage to the rear garden.

### Services

Mains water, gas drainage and electricity are connected.

**Council Tax Band:** East Cambridgeshire District Council.

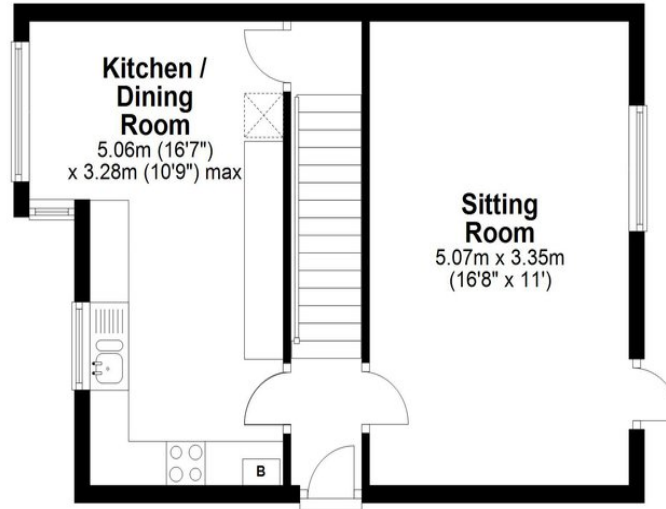
**Viewing:** Strictly by arrangement with Pocock & Shaw. KLS.





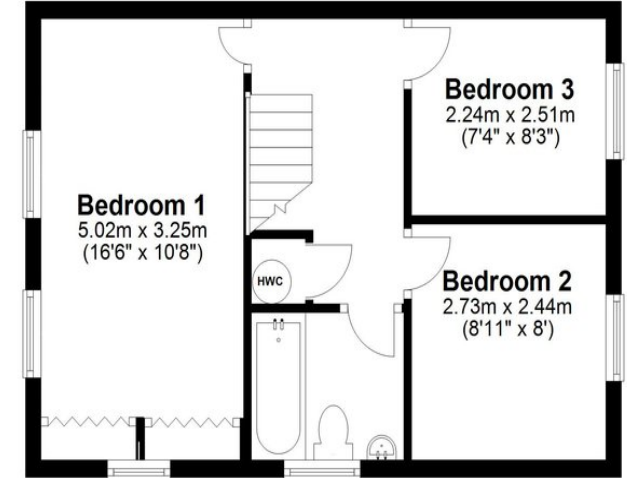
### Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 78.6 sq. metres (845.6 sq. feet)

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**An independent firm with five local offices and London marketing via the Mayfair Office**

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