



Shocksham Terrace, Soham, Ely, Cambridgeshire CB7 5QN

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Shocksham Terrace, Soham, Ely, Cambridgeshire CB7 5QN

A modern two double bedroom home on the edge of Soham located close to all amenities and access to commuter links. Ideal investment or first time purchase.

- Entrance Hall
- Downstairs Cloakroom
- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking to Rear

Guide Price: £219,950



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 front aspect, staircase rising to first floor, radiator, laminate flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin. Tiled splashbacks, radiator.

LIVING ROOM/DINING ROOM 15'0" x 12'2" (4.56 m x 3.72 m) maximum measurements with double glazed window to rear aspect and door opening to rear garden. Laminate flooring, two radiators, useful understairs storage cupboard.

KITCHEN 9'0" x 7'9" (2.75 m x 2.35 m) with double glazed window to front aspect. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, inset stainless steel sink unit with mixer tap over, wall mounted gas boiler serving the central heating and hot water systems, space for fridge freezer, built-in oven and four ring gas hob and extractor canopy over. Ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft, useful over stairs cupboard.

BEDROOM ONE 10'9" x 8'1" (3.28 m x 2.47 m) minimum measurements with window to rear aspect, built-in double wardrobe with overhead storage and hanging space.

BEDROOM TWO 10'7" x 7'10" (3.22 m x 2.38 m) with window to front aspect, radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with mixer taps. Tiled splashbacks, vinyl flooring.

EXTERIOR To the front is a small lawned garden with pathway leading to the front door. The rear garden is fully enclosed by wood panel fencing and has been landscaped with artificial turf, path leading to the rear which in turn leads to the off road parking and timber shed.

Tenure The property is Freehold

Council Tax Band B **EPC** C (78/92)

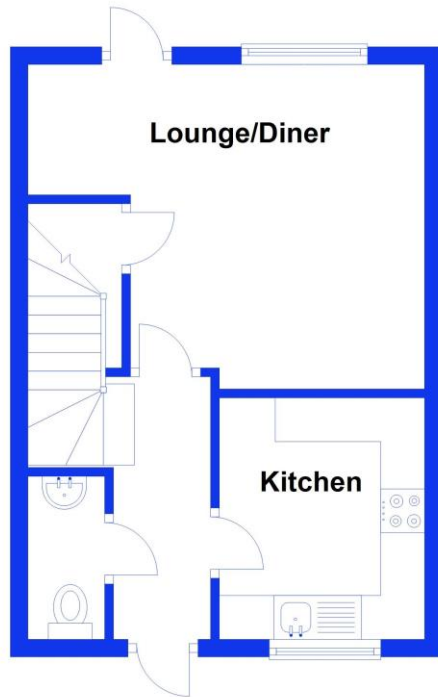
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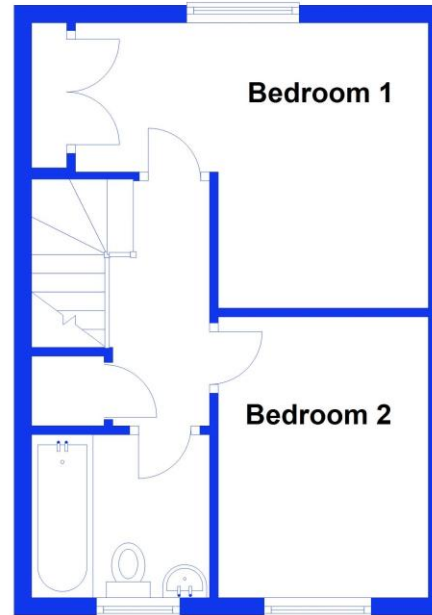
Ground Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



Total area: approx. 59.3 sq. metres (638.5 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.