



Thorn Close, Soham, Ely, CB7 5EH

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## Thorn Close, Soham, Ely, Cambridgeshire, CB7 5EH

An established detached three bedroom bungalow situated within a popular cul-de-sac location and benefiting from being offered for sale with no upward chain.

- Entrance Hall
- Lounge
- Open Plan Kitchen/ Dining Room
- Conservatory
- Three Bedrooms
- Bathroom & Separate WC
- Driveway & Single Garage
- Gardens Extending to Side and Rear

**Guide Price: £385,000**





**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 entrance door to front aspect, access to loft, airing cupboard housing hot water tank.

**LOUNGE** 16'0" x 12'0" (4.88 m x 3.66 m) with feature open fireplace, double glazed bay window, radiator.

**OPEN PLAN KITCHEN/DINING ROOM** 16'0" x 11'11" (4.88 m x 3.63 m) Fitted with a range of matching wall and base units and drawers with 1 & 1/4 single drainer sink unit. Cooking appliances include electric oven and four ring hob with extractor hood above. Plumbing for dishwasher and washing machine, space for freestanding fridge/freezer, door leading to driveway, double glazed windows to side and front aspects, radiator.

**BEDROOM ONE** 13'0" x 11'1" (3.96 m x 3.38 m) with radiator, double glazed sliding patio doors through to conservatory.

**CONSERVATORY** 12'0" x 7'1" (3.66 m x 2.16 m) Of brick and double glazed construction with radiator.

**BEDROOM TWO** 11'1" x 9'0" (3.38 m x 2.74 m) with double glazed window, radiator.

**BEDROOM THREE** 10'0" x 8'0" (3.05 m x 2.44 m) with double glazed bay window, radiator.

**WC** with low level WC, pedestal wash hand basin, radiator, double glazed window to side aspect.

**BATHROOM** Fitted with a three piece suite comprising panel enclosed bath, separate tiled shower cubicle and pedestal wash hand basin. Radiator, double glazed window.

**EXTERIOR** To the left hand side of the property you will find a spacious driveway leading to a single GARAGE with electric rollover door, power and light connected. Gated access leads to the gardens which extend to the side and rear of the property with lawn and established borders containing a variety of mature plants and shrubs.

**Tenure** The property is Freehold

**Council Tax** Band D

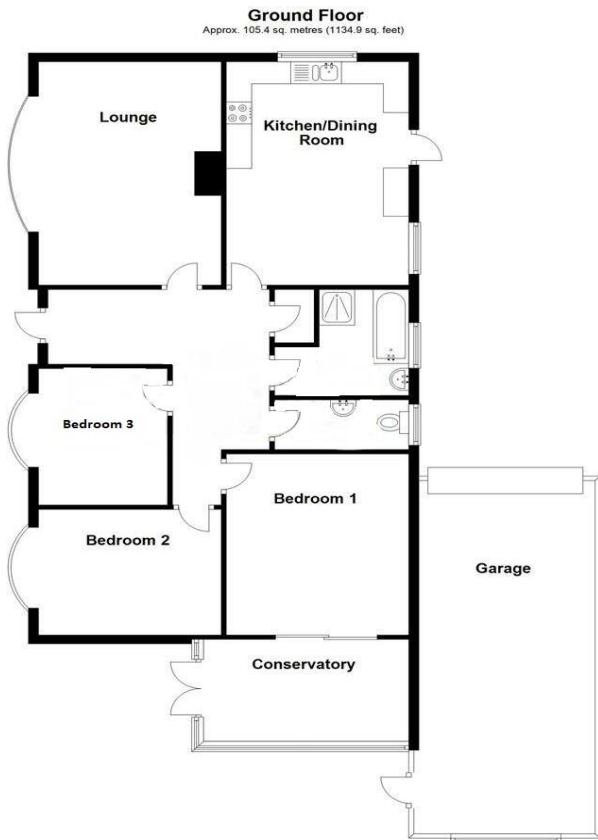
**EPC** D (55/82)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6737







Total area: approx. 105.4 sq. metres (1134.9 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. (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.