



The Haven, Fordham Road, Soham, Ely, CB7 5AH

www.pocock.co.uk



The Haven, Fordham Road, Soham, Ely, Cambridgeshire CB7 5AH

An individual double fronted detached bungalow dating from the 1930's occupying a generous, mature plot with no upward chain and offering excellent scope for improvement, in this sought after town just six miles from Ely.

- Detached Bungalow
- Two Bedrooms
- Dual Aspect Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Utility Room
- Bathroom
- Ample Off Road Parking
- No Onward Chain

Guide Price: £280,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. 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 glazed insets and windows either side. Built in double cupboard with linen shelves and hot water cylinder. Radiator and door through to:

DINING AREA 12'12" x 12'0" (3.65 m x 3.67 m) With two windows to side. Radiator, doorway through to sitting room, door to kitchen/breakfast room and a walk-in shelved pantry.

LOUNGE 11'11" x 12'0" (3.64 m x 3.67 m) With double glazed bay window to front. Attractive open fireplace with a tiled hearth, cast iron grate with tiled insets and a Bakelite surround. Radiator.

OPEN PLAN KITCHEN/BREAKFAST ROOM 14'5" x 15'3" (4.40 m x 4.64 m) Open plan kitchen breakfast room narrowing to 3.08m in kitchen area.

Dual aspect room with double glazed windows to side and rear. Side entrance door with double glazed insets and ceramic tiled floor. A range of matching wall and base units in a high gloss finish with work surfaces over. Integrated fridge and electric oven/grill with four ring halogen hob over. One and a half bowl sink unit. Work surfaces with matching upstands.

UTILITY ROOM 3'11" x 6'11" (1.19 m x 2.11 m) Matching work surface and drawers with kitchen and space below for two standard size appliances and with plumbing for washing machine. Ceramic tiled floor. Radiator.

BEDROOM ONE 11'0" x 12'1" (3.64 m x 3.68 m) With double glazed bay window to front. Radiator (electric).

BEDROOM TWO 12'0" x 12'1" (3.65 m x 3.68 m) With double glazed window to rear. Electric radiator.

BATHROOM With double glazed window to rear. Suite in white comprising WC, panel enclosed bath with mermaid boarding surround, mixer tap and hand shower attachment. Pedestal wash hand basin. Hatch roof space.

EXTERIOR The property is set back from the road behind a frontage consisting of a lawned area with the remainder being gravelled providing hardstanding for several vehicles. To the rear of the property is a good size mature established garden divided into two sections, the first of which is laid to lawn with several varieties of trees. The second section is divided by a picket fence with two gates and consists of a variety of trees, a pond and a timber shed.

Tenure The property is Freehold

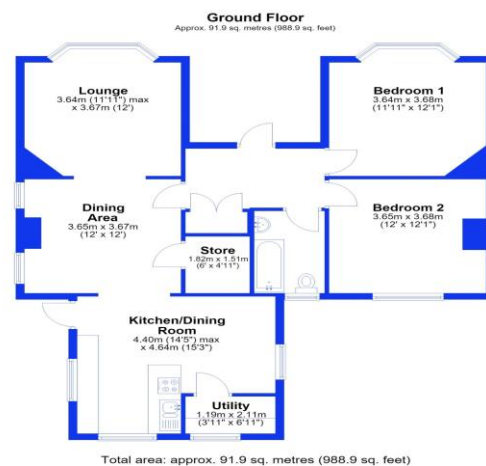
Council Tax Band D

EPC E (48/69)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD-7521





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.

