



Fair Field Close, Soham, Ely, Cambridgeshire CB7 5EU

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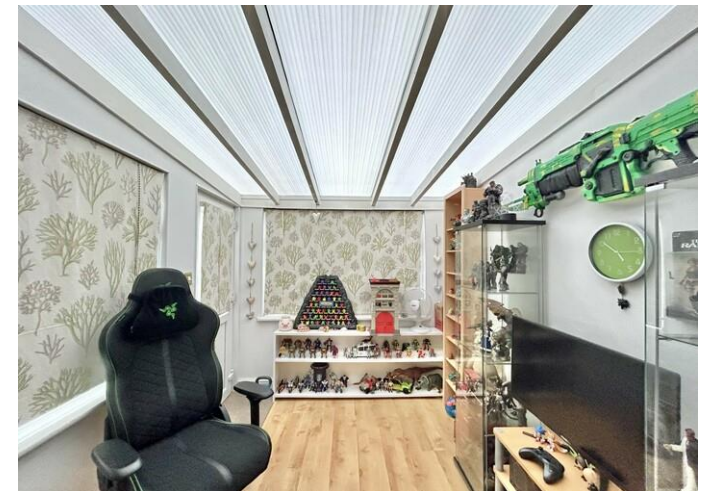


Fair Field Close, Soham, Ely, Cambridgeshire CB7 5EU

A well-appointed spacious two bedroom property, originally built as a three bedroom, and situated within walking distance of town amenities and Soham train station.

- Entrance Hall
- Kitchen
- Lounge
- Playroom/Garden Room
- Two Bedrooms
- Bathroom
- Front & Rear Gardens

Guide Price: £230,000



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 door to front aspect, two built-in storage cupboards, staircase rising to first floor and radiator.

KITCHEN 13'5" x 9'6" (4.10 m x 2.90 m) Fitted with a range of matching units, including wall mounted units, base units and drawers, inset 1 & 1/4 stainless steel sink unit and tiled splashbacks. Space for freestanding cooker and fridge/freezer. Double glazed window to front aspect and radiator.

LOUNGE 15'9" x 12'10" (4.80 m x 3.90 m) with double glazed French doors to rear garden, radiator.

PLAYROOM/GARDEN ROOM with radiator and three double glazed windows.

FIRST FLOOR LANDING with loft access.

BEDROOM ONE 15'9" x 12'6" (4.80 m x 3.80 m) Two double glazed windows to rear aspect, radiator, and built-in storage cupboard.

BEDROOM TWO 11'6" x 6'7" (3.50 m x 2.00 m) with double glazed window to front aspect, radiator, built-in storage cupboard.

BATHROOM Fitted with a three piece suite comprising panel bath, low-level WC, pedestal wash hand basin and double glazed window to front aspect.

EXTERIOR To the front of the property you will find an open plan lawned garden whilst to the rear is a fully enclosed south facing garden with lawn, a variety of plants and shrubs, including Apple tree and purpose-built brick outbuilding

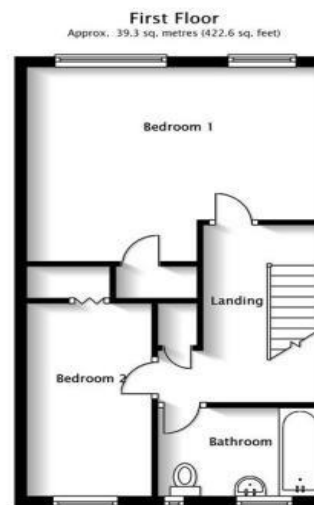
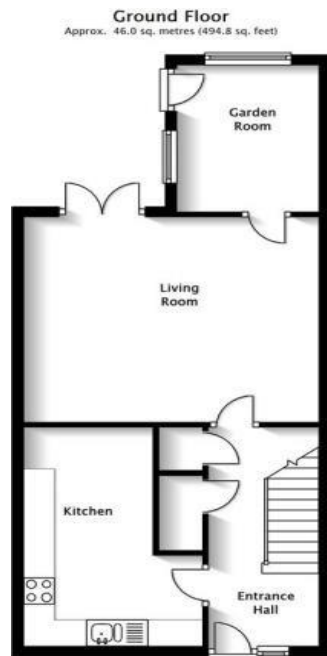
Tenure The property is Freehold

Council Tax Band B **EPC** D (67/83)

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

Ref CWH/7019





Total area: approx. 85.2 sq. metres (917.4 sq. feet)
NOT TO SCALE - For Guidance Purposes only

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.