



**Martin Close, Soham, Ely, Cambridgeshire CB7 5EJ**

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## Martin Close, Soham, Ely, Cambridgeshire CB7 5EJ

An established semi-detached three bedroom property, situated within a cul-de-sac location and in walking distance of all the town amenities and local schools.

- Entrance Porch
- Lounge / Dining Room
- Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Driveway Parking
- Integral Garage
- Enclosed Rear Garden

**Guide Price: £262,500**



**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 PORCH** Fully double glazed with window to front aspect.

**LOUNGE/DINING ROOM** 21'4" x 14'1" (6.50 m x 4.30 m) Dual aspect room with double glazed window to front aspect and double glazed patio doors opening to rear garden.

**KITCHEN** 10'6" x 8'10" (3.20 m x 2.70 m) Fitted with a range of matching wall and base units with single stainless sink unit and drainer. Space for freestanding cooker, space for freestanding fridge freezer, plumbing for utilities, double glazed door to side passageway and double glazed window to rear aspect.

**HALF LANDING** with double glazed window to side aspect.

**FIRST FLOOR LANDING** with airing cupboard housing the hot water tank.

**BEDROOM ONE** 13'1" x 10'2" (4.00 m x 3.10 m) with double glazed window to rear aspect.

**BEDROOM TWO** 10'6" x 9'2" (3.20 m x 2.80 m) with double glazed window to rear aspect, fitted bedroom furniture, loft access.

**BEDROOM THREE** 9'10" x 7'7" (3.00 m x 2.30 m) with double glazed window to front aspect.

**BATHROOM** with panel bath with shower attachment, pedestal wash hand basin, double glazed window to front aspect.

**SEPARATE WC** with low-level WC, double glazed window to front aspect.

**EXTERIOR** To the front of the property you will find a driveway, which in turn leads to the GARAGE, and provides ample off-road vehicle parking. Gated access leads to a fully enclosed well maintained rear garden with a variety of mature plants and shrubs, lawn and pathway leading to a timber shed.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** D (60/81)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH/7030





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.