



Fox Wood North, Soham, Ely, Cambridgeshire CB7 5YS

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A three-bedroom semi-detached home situated in a much sought-after cul-de-sac just off Holmes Lane and offered for sale with no upward chain.

- Semi-Detached Home
- Lounge/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage
- No Upward Chain

Guide Price: £225,000



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 with door to front aspect, staircase rising to first floor, laminate flooring, radiator. Door to:-

LOUNGE/DINING ROOM 24'2" x 11'6" (7.36 m x 3.50 m) 'L' shaped room with double glazed windows to front and rear aspects. useful understairs storage cupboard, laminate flooring, two radiators and gas fire with brick hearth. Opening to:-

KITCHEN 8'8" x 7'9" (2.65 m x 2.37 m) Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel sink unit with mixer tap. Four ring gas hob and built-in single oven. Plumbing for washing machine and space for tumble dryer, space for fridge freezer, ceramic tiled flooring. Double glazed door to side aspect and window to rear aspect.

FIRST FLOOR LANDING With access to loft, double glazed window to side aspect, airing cupboard housing hot water cylinder.

BEDROOM ONE 12'6" x 9'8" (3.80 m x 2.95 m) With double glazed window to front aspect, radiator.

BEDROOM TWO 11'4" x 9'8" (3.46 m x 2.95 m) With double glazed window to rear aspect. Radiator.

BEDROOM THREE 6'9" x 6'9" (2.07 m x 2.05 m) With double glazed window to front aspect. Radiator.

BATHROOM With double glazed window to rear aspect. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with separate electric shower over. Tiled splashbacks, ceramic tiled flooring and radiator. Opaque double glazed window to rear aspect.

EXTERIOR To the front is a small lawned garden with adjacent driveway leading to the off road parking and in turn to the single garage with up and over door. The rear garden is fully enclosed by wood fencing and is mainly laid to lawn with a patio area.

Tenure The property is Freehold

Council Tax Band B **EPC** D (60/89)

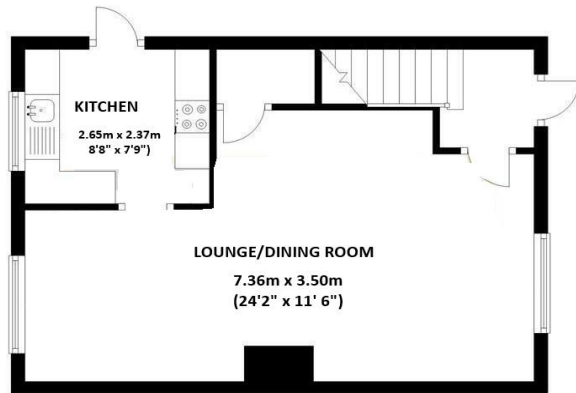
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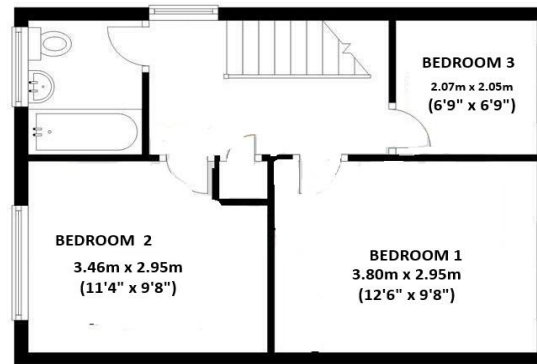




Total Area Approx. 75.2sq.metres (809.3 sq.feet)



GROUND FLOOR



FIRST FLOOR



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.