



54 Townsend
Soham, Cambridgeshire CB7 5DD
Guide Price £250,000

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A period semi-detached brick and flint period cottage, cleverly extended to rear to offer deceptively spacious accommodation, pleasantly positioned towards the edge of this well served, increasingly popular Town, allowing excellent access to Ely.

Boasting updated and well-presented accommodation comprising an entrance porch, large sitting/dining room with fireplace, well equipped modern fitted kitchen/breakfast room, refitted family bathroom and two good sized bedrooms.

A real benefit of the property is the ample off road parking to front and enclosed low maintenance garden.

No upward chain.

Council Tax Band B (East Cambridgeshire)

EPC (D)

Accommodation Details

Entrance Hall

Staircase rising to first floor, door through to:

Living/Dining Room 21'3" x 11'9" (6.49 x 3.59)

Dual aspect room with windows to the front and rear aspects, fireplace with wood burning stove and tiled hearth, television connection point, radiators, wood flooring, door leading through to:

Kitchen 16'2" x 8'11" (4.93 x 2.74)

Fitted with a matching range of base and eye level storage units with work surfaces over, one and a half bowl sink with drainer and mixer tap over, built in double electric oven, separate 4 burner gas hob with extractor hood above, tiled walls, space and plumbing for washing machine,

space for fridge freezer, radiator, tiled flooring, windows to the side aspect, stable style door leading out to the rear garden.

Ground Floor Shower Room 7'11" x 7'2" (2.43 x 2.19)

Suite comprising low level WC, hand wash basin with under sink storage, panelled bath with shower over and shower screen, part tiled walls, heated towel rail, tiled flooring, recessed lighting, extractor fan, tiled flooring, obscured window to the side aspect.

First Floor Landing

Bedroom 1 11'5" x 10'9" (3.50 x 3.29)

Storage cupboard, carpeted flooring, radiator, window to the front aspect.

Bedroom 2 14'11" x 9'10" (4.57 x 3.01)

Carpeted flooring, radiator, window to the rear aspect.

Outside - Front

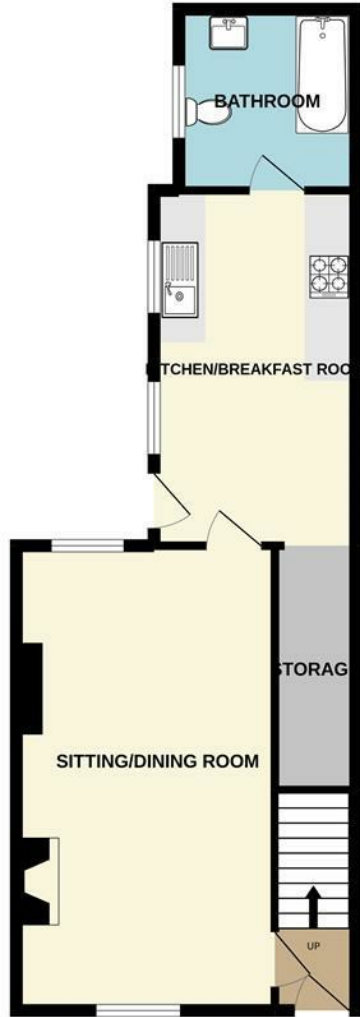
Driveway offering off road parking to the side of the property.

Outside - Rear

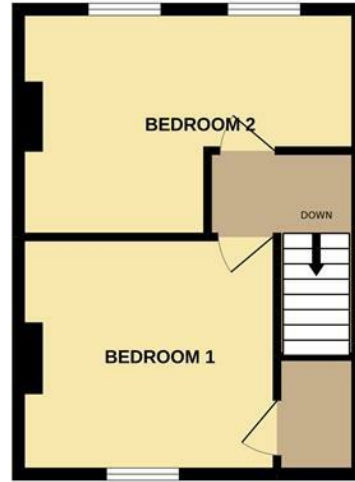
The property has an enclosed low maintenance garden laid mainly to patio, timber shed and timber fencing with gated access to the side of the property.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

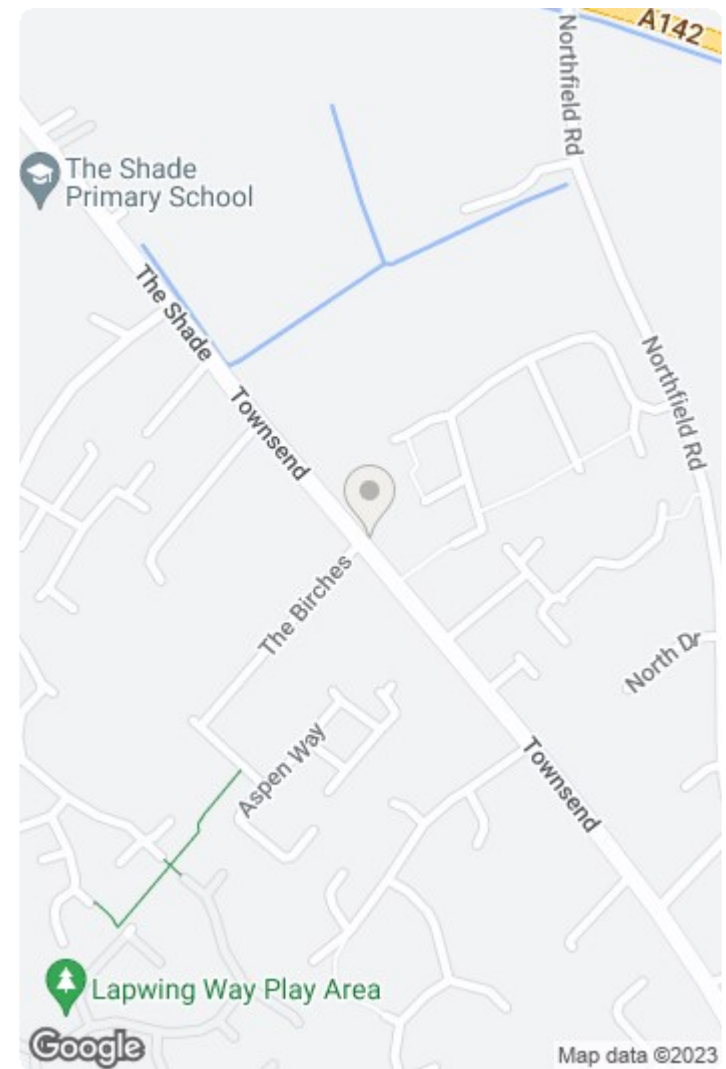


1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		86	61
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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